



ONLY UNIT 1 REMAINING



Warehouse or Industrial Building
184.03 m² (1,981 Sqft)

Industrial

To Let

**Commercial Row, Folgate Road, North Walsham,
NR28 0FB.**

FRONTING FOLGATE ROAD

4 LOADING DOORS

POPULAR INDUSTRIAL
ESTATE

MODERN BUILDING

The property is situated on Folgate Road, the principle industrial estate in North Walsham. Folgate Road is the main feeder road on the principle industrial estate in the town and has good access to the North Walsham bypass.

Nearby occupiers include East Coast Group, Coda Plastics, Rowlands Woodhouse and PSS

North Walsham itself is approximately 15 miles north of Norwich City Centre, equidistant between Cromer and Wroxham.

Description

The subject property comprises a regular site upon which is developed a terrace of good quality industrial units of steel frame construction.

The site benefits from a good level of security, being fully fenced with heavy duty palisade fencing, with a security gate.

Unit 1 is an end of terrace warehouse with an internal office and separate WC. It benefits from forecourt parking.

Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice and calculate the following gross internal floor areas:

Description	m ²	sqft
Unit 1	160.56	1,728
Mezzanine	23.55	253
Total	184.03	1,981
Unit 2,3,4	Under Offer	Under offer

Please note the building is currently configured as three individual units but available as a whole. The internal walls can be opened up or removed.

Terms

The property is available on a new full repairing and insuring lease, for a term to be agreed, at an initial rent of **£11,750 per annum exclusive**.

Business Rates

To be assessed

Legal Costs

The incoming tenant to be responsible for both party's reasonably incurred legal costs.

VAT

VAT will be levied on the rent in line with current legislation.

EPC

The property has an EPC rating of: **C**

Viewing and further information

Strictly by appointment with the sole agents:

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SUBJECT TO CONTRACT - GWBG/njr/120

