



Modern Light Industrial Unit
185.99 m² (2,002 sq ft)

Industrial
To Let

- GOOD QUALITY WAREHOUSE
- ESTABLISHED INDUSTRIAL LOCATION
- FORECOURT PARKING
- ROLLER SHUTTER LOADING DOOR
- 3 PHASE POWER
- LED LIGHTING

UNIT 5D Folgate Road, North Walsham, Norfolk NR28 0AJ

North Walsham is a market town in North Norfolk approximately 14 miles north east of Norwich and six miles south east of Cromer.

Folgate Road Industrial Estate is the main industrial area of the town and is located off the main A149 town bypass, approximately half a mile to the north of the town centre.

Unit 5D is located at the northern end of Folgate Road.

Note: Arnolds Keys for themselves and for the vendors or lessees of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Arnolds has any authority to make or give any representation or warranty whatever in relation to this property.

Description

Unit 5d forms part of a terrace of modern steel portal frame constructed units with brick and block walls with profile cladding to the elevations and roof.

The internal accommodation provides generous warehouse space with a minimum eaves height of 3m to the haunch and 4.9m to the apex, in addition to an office with kitchenette and WC.

The unit is of a good specification with concrete floor and 3-phase power. Lighting is provided via suspended LED light fittings.

There is a roller shutter loading door, a pedestrian access to the front and rear access for means of escape in the event of a fire.

Accommodation

| Description | m ² | sqft |
|-------------------|----------------|--------------|
| Warehouse | 170 | 1,829 |
| Office/kitchen/WC | 16.51 | 177.7 |
| Total | 186.51 | 2,007 |

Terms

The property is available on a new effective full repairing and insuring lease, for a term to be agreed, at an initial rent of **£12,000 per annum exclusive**.

Service Charge

There is a site service charge covering the repairs and maintenance to the common parts. The current annual charge per unit is £500.

Business Rates

The property has been entered onto the Valuation Office Agency website as the following:

Description: Store and Premises

Rateable Value: £9,300

Rates Payable 2024/2025: £4,640.70*

*small business rate relief may be applicable

<https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>

Legal Costs

Each party to bear their own costs

VAT

Our client reserves the right to charge VAT in line with current legislation.

EPC

The property has an EPC rating of: D

Viewing and further information

Strictly by appointment with the sole agents:

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SUBJECT TO CONTRACT – NOL/njr/28797/120

