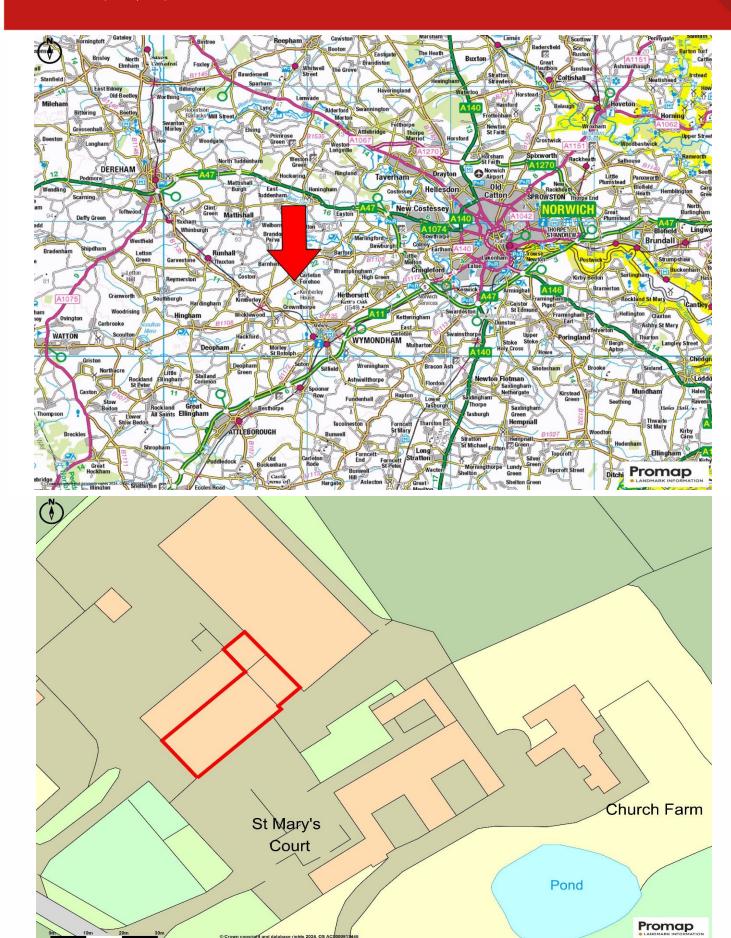
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Modern Storage Unit with Loading Door 520.21 sq m (5,599 sq ft)

Industrial

To Let

MODERN STORAGE UNIT

ROLLER SHUTTER LOADING DOOR WITH COVERED LOADING BAY

5.6M MINIMUM EAVES HEIGHT

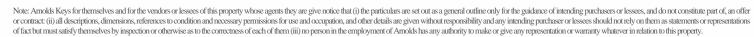
OFFICE/WELFARE BLOCK AVAILABLE IF REQUIRED

AMPLE LOADING, PARKING AND CIRCULATION AREAS Unit 6, Church Farm, Carleton Forehoe, Norwich, Norfolk NR9 4AL

The property is situated at Church Farm in the village of Carleton Forehoe which is located 9 miles west of Norwich and 3 miles north of Wymondham. Access to Norwich is via the B1108 Watton Road which lies to the north of the property and to Wymondham and the A11 via Barnham Broom Road.

What3words: roadshow.plump.blackouts





Unit 6, Church Farm, Carleton Forehoe, Norwich, Norfolk NR9 4AL

Description

The unit is of steel portal frame construction with part block and part profile steel clad elevations under a pitched roof with PV solar panels on both pitches.

Internally the unit benefits from high level windows on the elevation facing St Mary's Court (the adjacent office scheme), a concrete floor, pedestrian door and roller shutter loading door measuring 6m (w) by 5m (h). The eaves height is 5.6m to the haunch and 7.3m to the apex.

The loading door benefits from a covered loading bay.

Externally there is ample room for vehicle turning and staff parking.

N.B. An office/welfare block can be constructed within the unit but with separate access, if required by the incoming tenant, to an agreed size/design, at an additional rent. Contact the agent for further details.

Accommodation

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

Description	M²	Sq Ft
Warehouse	520.21	5,599
Total GIA	520.21	5,599

Terms

The property is available on a new full repairing and insuring lease, for a term to be agreed. Rent available upon application.

Business Rates

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

Description: TBC
Rateable Value: TBC

Rates Payable 2024/2025: TBC

Legal Costs

Each party to bear its own costs

VAT

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

EPC

The property has an EPC rating of: Not applicable.

Viewing and further information

Strictly by appointment with the sole agents:

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Nick O'Leary

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Harry Downing

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SUBJECT TO CONTRACT - NOL/njr/288874/120

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