



## 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

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

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	M <sup>2</sup>	Sq Ft
Warehouse	520.21	5,599
<b>Total GIA</b>	<b>520.21</b>	<b>5,599</b>

### 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:

**Arnolds Keys 01603 216825**

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SUBJECT TO CONTRACT - NOL/njr/288874/120

