



Industrial / Warehouse Unit with Mezzanine

154.52 m² (1,664 sq ft)

Industrial

To Let

**MODERN LIGHT INDUSTRIAL
UNIT WITH MEZZANINE**

**SITUATED ON GATEWAY 11
BUSINESS PARK**

FAST ACCESS TO A11

**ROLLER SHUTTER LOADING
DOOR**

3 PARKING SPACES

**AIR CONDITIONING TO
MEZZANINE**

17 Penfold Drive, Wymondham, Norfolk NR18 0WZ

Penfold Drive is located on Gateway 11 Business Park, one of Norfolk's most well-known and best located business parks being situated adjacent to the A11 at Wymondham.

The unit is within a small development of similar units, and other nearby occupiers include Netmatters, Claredon Kitchens, Williams Lea and Panache Contractors.

Description

The property comprises a mid-terrace light industrial unit with an overhead sectional loading door providing access to the workshop with a WC and entrance lobby. A mezzanine floor provides additional storage and benefits from air conditioning.

A loading area to the front of the unit includes parking for 3 cars.

Accommodation

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

Description	M ²	Sq Ft
Ground Floor	92.39	995
Mezzanine	62.13	669
Total	154.52	1,664

Terms

The property is available on a new full repairing and insuring lease, for a term to be agreed, at an initial rent of **£15,500 per annum exclusive**.

Business Rates

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

Description: Business Unit and Premises

Rateable Value: £10,750

Rates Payable 2024/2025: £5,364.25

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: C

Viewing and further information

Strictly by appointment with the sole agents:

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SUBJECT TO CONTRACT - NOL/njr/28939/120

