



Industrial Unit
108.23 M² (1,165SqFt)

Industrial

To Let

**Unit 1, Station Road, Worstead, North Walsham,
Norfolk NR28 9RX**

INDUSTRIAL STARTER UNIT

SUITABLE FOR VARIOUS
USES (STP)

CAR PARKING

CLOSE TO NORTH WALSHAM

The property is located a short distance from the railway station in Worstead.

Worstead is a village in North Norfolk. It lies 3 miles south of North Walsham, 5 miles north of Wroxham and 13 miles north of Norwich. The village is served by Worstead railway station.

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 property comprise of an end of terrace light industrial unit of steel portal frame construction with metal sheet profile roof with blackwork internal walls. It is fitted with a sliding loading door and WC. There is communal parking to the side of the unit.

Accommodation

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

	M ²	SqFt
Unit 1	108.21	1,165
Total NIA	108.21	1,165

Terms

The property is available on a new full repairing and insuring lease, for a term to be agreed, at an initial rent of **£8,155 per annum exclusive**.

Business Rates

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

Description: Warehouse and Premises

Rateable Value: £5,700

Rates Payable 2023/2024: £2844.30

Legal Costs

The ingoing tenant will be responsible for both parties' reasonably incurred legal fees.

VAT

VAT is currently payable and will be charge in line with current legislation.

EPC

The property has an EPC rating of: TBC

Viewing and further information

Strictly by appointment with the sole agents:

Arnolds Keys Commercial 01603 216825

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SUBJECT TO CONTRACT - HRD/njr/28240/120

