

# Birchall Steel Consultant Surveyors

## **SEMI-DETACHED MODERN INDUSTRIAL UNIT WITHIN A SMALL SECURE COURTYARD DEVELOPMENT ON THIS POPULAR INDUSTRIAL ESTATE**



**ABOUT 960 SQ. FT.  
RECENTLY REDECORATED  
ONE MILE FROM THE NORWICH NORTHERN DISTRIBUTOR ROAD**

UNIT 3 TECHNOVA COURT  
EARL ROAD  
RACKHEATH INDUSTRIAL ESTATE  
NORWICH  
NR13 6NT

**TO LET ON A NEW LEASE  
RENT £12,000 PER ANNUM EXCLUSIVE  
100% SMALL BUSINESS RATE RELIEF AVAILABLE**

Old Bakery Mews  
6 King Street  
Sudbury  
Suffolk CO10 2EB

01787 883888  
[office@birchallsteel.co.uk](mailto:office@birchallsteel.co.uk)  
[www.birchallsteel.co.uk](http://www.birchallsteel.co.uk)

## **Location**

Unit 3 is located at the back of Technova Court, a small modern development within a fenced gated site at the end of Earl Road. The Rackheath industrial estate is an important employment area located just off the A1151 Wroxham Road and only a mile from the Norwich northern distributor road the A1270. Wroxham is some three miles to the north and Norwich city centre is about six miles away. There are branch line train services from Salhouse Station which is only about one mile with fast and regular mainline services from Norwich. Norwich Airport which is six miles away is less than a ten minutes' drive.

## **Description**

The property comprises a modern purpose built semi-detached industrial unit probably built in the 1980's being steel framed with part brick and part profiled steel clad elevations all under an insulated profiled steel clad roof. The building has a minimum eaves height of 11' 9" and is accessed by roller shutter door 5'10" wide x 9' 10" high.

The unit has been recently refurbished with new lighting and electrical distribution board, a small kitchen area has been created and the unit has been subject to interior redecoration.

The building provides the following accommodation, but please note that all dimensions and areas are approximate:

Gross internal dimensions: 39' x 24' 7" providing 959 sq. ft.

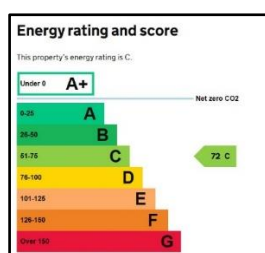
Included within this area is an office 11' 10" maximum x 8' 9" adjacent to which is an accessible cloakroom with wc and wash basin and kitchen area with newly installed sink and water heater.

Outside: The unit is approached by a private tarmac road and there is allocated parking directly in front of the unit.

**Services** Mains water, electricity (three phase supply) and drainage are connected.

**Rates** The rateable value is £5,000. The multiplier for the current year is 49.9p. Please note that as the rateable value is less than £12,000 qualifying occupiers would be entitled to 100% Small Business Rate Relief so no business rates would be payable.

**EPC** The building has an EPC rating of 'C'.



**Terms** The unit is available to let on a new lease on full repairing and insuring lease for a minimum term of three years.

**Rent** £12,000 per annum exclusive.

**VAT** The building is elected for VAT therefore VAT will be charged on the rent.

**Viewing** Strictly by confirmed prior appointment with the agent Birchall Steel Ltd, 01787 883 888

## **AGENTS**

**NOTE** Unfortunately, motor related trades are not permitted on Technova Court.

**INTERNAL**

