

01263 713143 | holt@brown-co.com



Unit 16 Shepheards Close, Aylsham Business Estate, Aylsham, Norfolk, NR11 6SZ

TO LET £8,000 + VAT P.A.

Industrial unit with first floor office/storage space.

- Comprising a ground floor warehouse with first floor accommodation above.
- Modern Unit with flexible accommodation.
- Good access to Norwich and north Norfolk.

131.8.sq m (1419 sq ft)

Location

Aylsham is a striking historic market town renowned for its fine architecture, shopping, local facilities and public transport with several restaurants and public houses. Blickling Hall, Felbrigg & Sheringham Park (National Trust properties) are located within easy travelling distance by car, as is the north Norfolk Coast, which is classed as an Area of Outstanding Natural Beauty.

There are buses from Aylsham to the cathedral city of Norwich with trains onwards to Liverpool Street in London. The International Airport in Norwich is easily accessible, and of course, there is the Bure Valley Miniature Railway.

Description

A modern industrial unit which provides flexible accommodation over two floors. The accommodation comprises a flexible warehouse area with roller and personnel doors together with a kitchen and W.C. on the ground floor plus a large office/store on the first floor. There is 3 phase electricity and gas connected to the unit. The unit is well positioned within the town's main industrial area close to the A140 which is the arterial route connecting Norwich and Cromer. The property offers an open and light space which could suit a range of uses.

Accommodation

The property provides the following approximate floor areas.

	sq m	sq ft
Ground Floor	87.1	938
First Floor	44.7	481
Total	131.8	1419

Services

We have not carried out tests on any of the services or appliances and interested parties should arrange their own tests to ensure these are in working order.

Business Rates

The premises has the following assessment: -

Rateable Value	£6,000
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Lease Terms

Leasehold. The premises are available for immediate occupation on a new fully repairing and insuring lease with the length and terms to be determined.

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Tenure
Leasehold.

VAT

It is understood that VAT is applicable.

Service Charge

The site is managed via a service charge that is 10% of the rent +VAT(subject to a minimum of £875 + VAT) and is payable quarterly in advance.

Legal Costs

The ingoing tenant will be responsible for £750 of the landlords legal fees for drawing up the agreement.

EPC Rating

Band C (52).

Viewing & Further Information

Strictly by appointment with the sole letting agent:-

Brown & Co
1a Market Place
Holt, NR25 6BE
Tel: 01263 713143

Tom Cator
01263 711167
tom.cator@brown-co.com



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