

PRETORIA INDUSTRIAL ESTATE

BESTHORPE | ATTLEBOROUGH | NR17 2LB

TO LET

3 x INDUSTRIAL/WAREHOUSE UNITS

554.3 – 2,859.5 sq m
(5,966 – 30,780 sq ft)

- + 3 immediately available units
- + Good access to the A11
- + Competitive Terms



BROWN & CO

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ROCHE

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LOCATION

Pretoria Industrial Estate in Besthorpe, is situated just north east of Attleborough and benefits from easy access on to the A11 dual carriageway.

Besthorpe is situated about 14 miles south west of Norwich and 17 miles north east of Thetford.

DESCRIPTION

The Pretoria Industrial Estate comprises a mix of medium to large Industrial/storage units of steel portal frame construction over concrete floors. Minimum eaves heights range from 13 ft on units 2, 3, 4 and 5, 16 ft on Unit 1 and 18 ft on Unit 9.

The units benefit from three-phase electricity, fluorescent/sodium lighting, and loading doors to shared concrete yards. The units can be used for light or heavy industrial or storage use.



ACCOMMODATION

Measured on a gross internal floor area basis in accordance with the RICS Code of Measuring Practice, the property has the following approximate floor area:

Description	sq m	sq ft	Rent pa
Unit 2	554.3	5,966	£26,850
Unit 3	1,555.4	16,742	£67,000
Unit 5	749.8	8,070	£36,300
Total GIA (approx)	2,859.5	30,778	



TERMS

The units are available by way of new Full Repairing and Insuring terms. Rents between £4.50 and £6.50 per sq ft.

VAT

The landlord reserves the right to charge VAT on the rent.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the letting.

ENERGY PERFORMANCE CERTIFICATE

Unit	Rating
2	C
3	C
5	C



VIEWING & FURTHER INFORMATION

Strictly by appointment with the sole letting agents:

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