



UNIT 2-3 SHEPHEARD'S CLOSE, AYLSHAM BUSINESS ESTATE, AYLSHAM, NR11 6SZ
INDUSTRIAL/WAREHOUSE UNIT

- Situated within Aylsham Business Estate
- Modern unit with 5.79m minimum eaves height
- Accessed just off the A140
- 12 parking spaces

TO LET £32,000 PAX | 599.1 sq m (6,449 sq ft)

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BROWN & CO

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Location

Aylsham is a historic market town approximately 12 miles from Norwich and 11 miles from Cromer. The town is distinguished by its historical architecture, traditional market square and good provision of public transport services and local facilities. Blickling Hall, Felbrigg Hall & 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.

Aylsham Business Estate is well located just off the A140, with links to Norwich and the Broadland Northway.

Nearby occupiers include JB Postle & Son Ltd, Screwfix and Ben Burgess.

Description

The property comprises a modern, mid-terrace industrial unit of steel portal frame construction. It has steel profile sheet clad elevations and a pitched, insulated roof incorporating approximately 10% roof lighting over a concrete floor. Minimum eaves height is approximately 5.79m rising to 6.66m at the apex.

Internally, the unit is mostly open plan with a single storey office, WC facilities and kitchenette to the left-hand side and a mezzanine, kitchenette and WC to the right-hand side.

There are two full height "up and over" loading doors to the front of the property and there are circa 12 parking spaces.

Accommodation

The property provides the following gross internal area:

Description	sq m	sq ft
Ground floor warehouse	441.4	4,751
Ground floor offices	77.9	838
Mezzanine	79.9	860
Total GIA	599.1	6,449

Services

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

Business Rates

Business rates will be the responsibility of the occupier. The premises have the following assessment:-

2 Shepherds Close	Warehouse & premises
Rateable Value	£23,750
Rates payable for 2023/2024	£11,851.25

Service Charge

A service charge will be levied in relation to maintenance and repair of the common parts. The service charge budget for the current year is £688.25 plus VAT.

Tenure

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed at a rent of **£32,000 per annum exclusive**.

VAT

It is understood that VAT is applicable.

Legal Costs

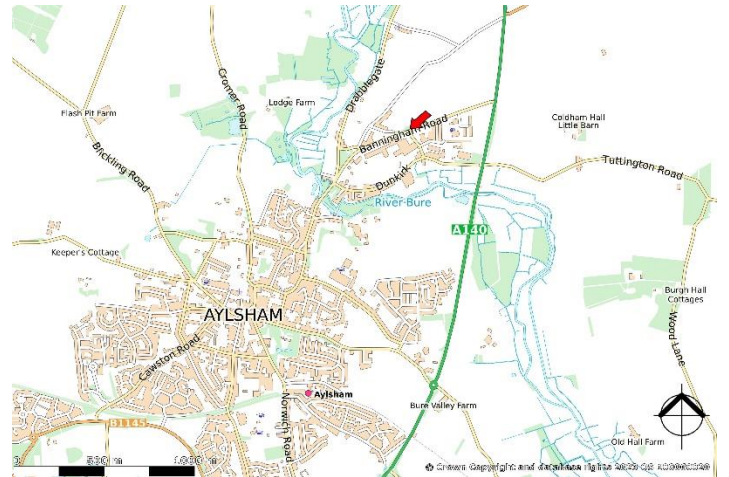
Each party will be responsible for their own legal costs incurred in documenting the letting.

EPC Rating

The property has an EPC rating of E (104).

Viewing & Further Information

Strictly by appointment with the sole letting agent:-



IMPORTANT NOTICES

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