



## **ATHENA HOUSE**, YAXHAM ROAD INDUSTRIAL ESTATE, NORWICH, NORFOLK, NR20 3TG DETACHED INDUSTRIAL/WAREHOUSE UNIT

- Large ground floor office
- Newly refurbished to a good specification
- Ability to divide into smaller units
- Fenced and gated site with plenty of parking
- An additional fenced and gated yard to the rear of the unit is available to let in addition to the unit for £12,000 per annum.

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**BROWN & CO**

Property and Business Consultants  
[brown-co.com](http://brown-co.com)

**TO LET £86,500 pax | 946.4 sq m (10,187 sq ft)**



## Location

The property is located on Hall Road at the popular Yaxham Road Industrial Estate. Occupiers on the estate include a number of well-known multiples such as Jewsons and Travis Perkins.

Yaxham Road Industrial Estate is a busy trading estate located on the southern side of Dereham, conveniently close to the town centre and the A47 trunk road.

## Description

The property comprises a newly refurbished and extended detached industrial/ warehouse unit of steel portal frame construction, with a pitched and insulated roof over a concrete floor. The unit benefits from attractive two-storey offices with large staff canteen at the front of the building and warehouse to the rear.

The property is currently opened up to create one larger unit with access to the offices and WC facilities at the front. Alternatively, smaller units may be available to let individually subject to demand.

## Accommodation

The property provides the following gross internal floor area.

Description	sq m	sq ft
Ground floor office	155.2	1,671
First floor office	138.6	1,492
Warehouse	615.2	6,623
Plant room	37.3	401
<b>Total GIA</b>	<b>946.4</b>	<b>10,187</b>

## 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.

We understand the property is connected to mains water, drainage and electricity.

## Business Rates

Business rates will be the responsibility of the occupier. The premises is to be reassessed for Business Rates.

## Tenure

The Property is available to let for a term of years to be agreed for an initial rent of **£86,500 per annum exclusive**. Alternatively, the unit may be divided into smaller units. Please enquire for further details. An additional fenced and gated yard to the rear of the unit is available to let in addition to the unit for **£12,000 per annum**.

## 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 B(31).

## VAT

It is understood that VAT is applicable.

## Viewing & Further Information

Strictly by appointment with the sole letting agent:-

### Brown & Co

The Atrium  
St George's Street  
Norwich, NR3 1AB  
Tel: 01603 629871

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