

Cruso & Wilkin

TO LET

**Unit 6 Manor Farm,
Weasenham St. Peter, PE32 2TF**



- **2,350 sq ft Workshop/ Storage Building**
- **250 sq ft Internal Office**
- **Parking Area**

Guide Rent - £925.00 pcm

Subject to Contract

File No: 362/02/15

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The Estate Office, Hillington
King's Lynn, Norfolk PE31 6DH

Introduction:

The Unit 6 comprises of a semi detached modern purpose built warehouse building with parking, suited to many business uses (subject to planning).

Location:

The unit is located on Manor Farm Business Park, at Weasenham St. Peter, located off the main A1065 road, approximately 8 miles south west of Fakenham and 10 miles north of Swaffham. The park also accommodates Hutchinsons, TJC Landrovers, Norfolk Tractors & Spares and other business users.

Description:

A purpose built unit predominately brick construction under pitched fibre cement and profile steel roof front roller shutter access and personnel access doors. We are advised that shared toilet facilities are enjoyed with the adjacent property. Private parking area to the front and side of the unit. Communal access to the main road.

Accommodation:

The property has the following approximate dimensions and Gross Internal Areas:-

Main building: 15.25m x 14.49m Open plan, power points and lighting. Personnel access door with security gate and grilles to windows.
Roller shutter access door (3.5m h x 4.89m w)

Separate Office area:

Gross 5.8m x 4.3m currently divided into 3 areas, power and lights.

Parking:

Private parking area to the front and side (west) of the unit.

Business Rates:

From an enquiry to the VOA website this property has a current rateable value of £8,200.00.
Rates payable to Breckland Council; prospective tenants to satisfy themselves as to the rates payable and rates relief (as applicable).

Energy Performance Certificate:

This building does not have any CEPC record attached; this will be dependent upon intended use.

Terms of Lease:

The property is initially offered on a new effectively Full Repairing and Insuring Lease.

At an initial rent guided at £925 per calendar month (plus VAT as applicable), with provision for three yearly upward only rent reviews.

Legal Costs:

The incoming Tenant is to be responsible for the Landlord's reasonable legal costs incurred in preparing the Lease documentation.

Viewing:

Strictly by prior arrangement through the sole Agents:

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Alex Ison - ai@crusowilkin.co.uk

Outgoings:

The Tenants liable for all outgoing either directly to the service provider or sub-metered supplies (invoiced at cost).

The shared cost of emptying and servicing the domestic drainage system. And toilet facilities.

Tenants to contribute towards service charge for the maintenance of the access roadway and communal areas, as and when required.

VAT:

It is understood that the premises are not currently charges for VAT as applicable if this becomes payable will be charged in addition to the rent.

References:

Prospective Tenants should note that they will be required to provide references and an administration fee of £45 plus vat will be charged.

Services:

It is understood that the property benefits from mains electric (single and 3 phase), water and private drainage.

Agents Note:- The Landlords are securing the Electrical Safety Certification for this premises.

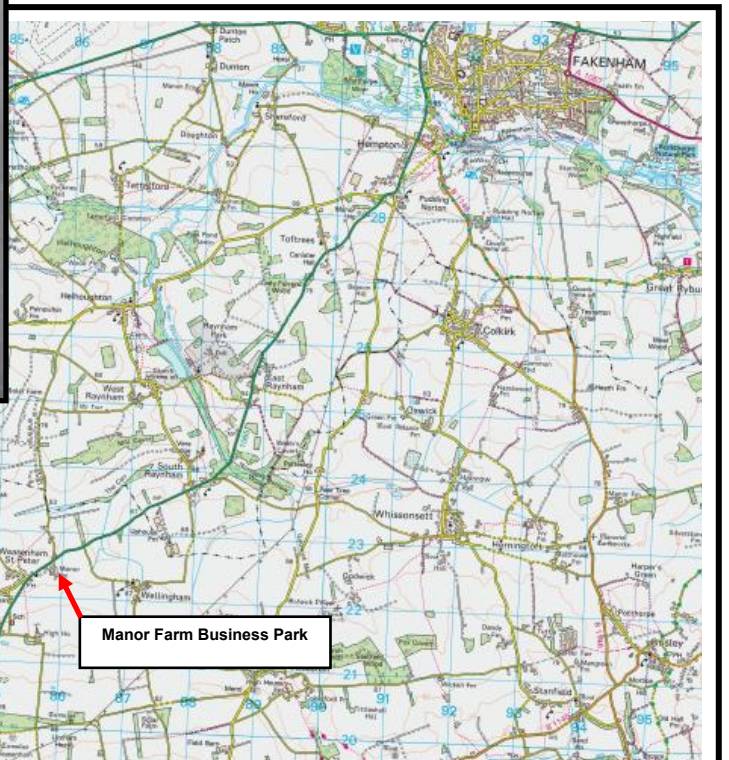
Deposit:

Successful Tenants will be required to lodge a deposit equivalent to three months rent with the Landlords.

SUBJECT TO CONTRACT / VACANT POSSESSION

IMPORTANT NOTICE

- All statements contained in these particulars as to this property are made without responsibility on the part of Cruso + Wilkin, their joint Agents or the Vendors or Lessors.*
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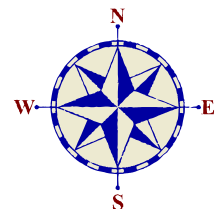
Cruso & Wilkin

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is not guaranteed.

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Ref : 362/02/15



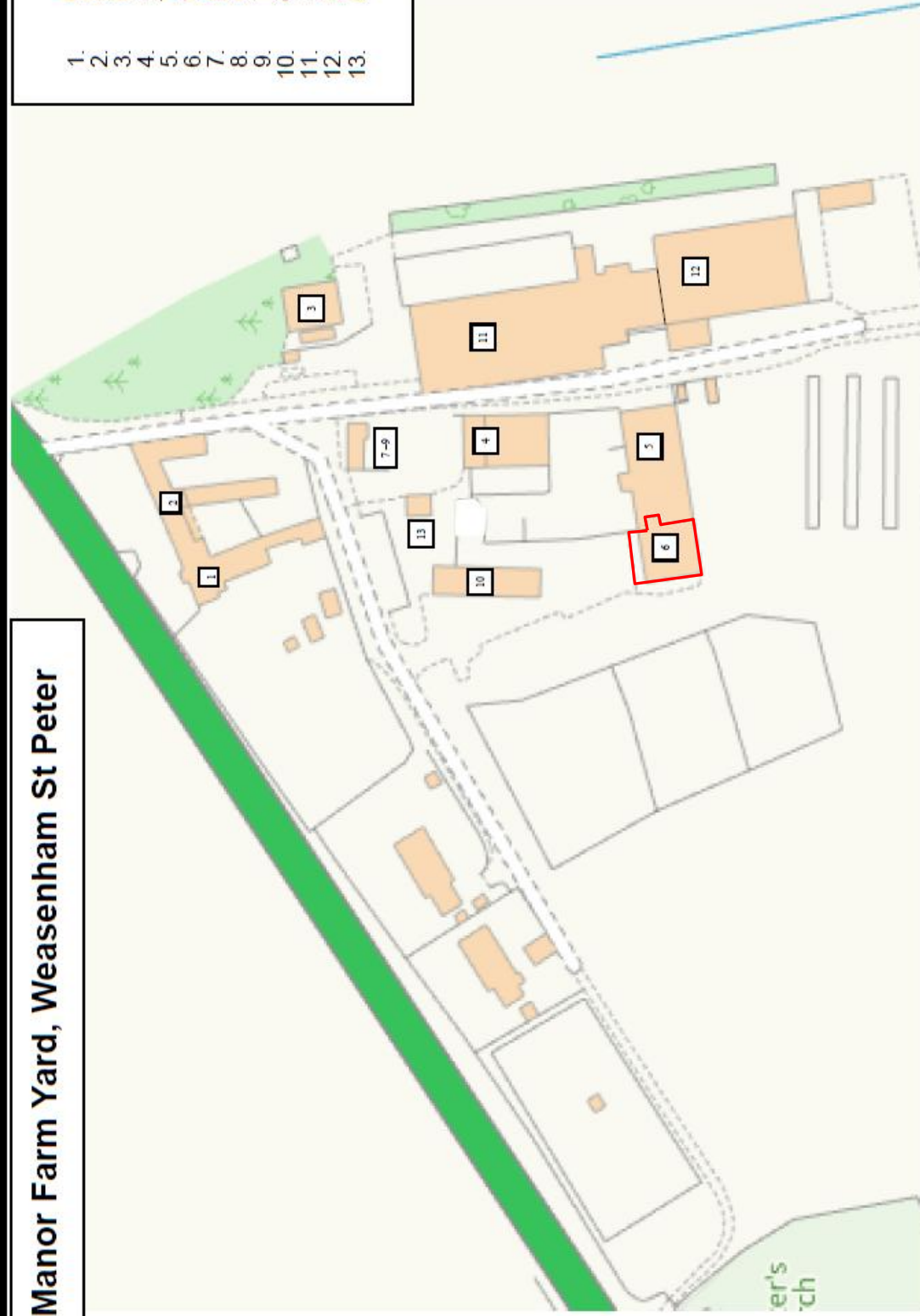
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Manor Farm Yard, Weasenham St Peter

Key

1. Manor Farm (E. Duggan)
2. Funeral Business (E. Duggan)
3. Old Chemical Store
4. Ex. Boulton & Paul building
5. TJC Landrovers
6. Workshop
7. Meter Room
8. D R Plumbing
9. T Earp
10. Old Carpenters Shop
11. Farm storage building
12. Hutchinsons Store
13. Med Pts offices



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