



Aylsham Business Estate Aylsham Norwich

£1,200 PCM

A well presented commercial unit situated within Aylsham Business Estate. Comprising spacious entrance hall, warehouse area, kitchen, shower room, spacious first floor office, secure store room & off road parking for 4 vehicles. Available on a full repair & insure lease NOW. Call Henleys to view.



- Commercial Unit • Secure Location • Warehouse and Office space • 4 Parking Spaces • Long Lease

Entrance Hall

Spacious entrance hall with uPVC double glazed high level window to the front aspect, wall mounted gas fired radiator, tiled flooring, stairs rising to the first floor, doors to Shower Room and Warehouse.

Warehouse

Shutter door to the front aspect, three uPVC double glazed high level windows to the front aspect, high level storage area over kitchen, numerous power points, cold water tap for hosepipe, superfast broadband connection, polished concrete style flooring, fire door to the rear aspect, door to Kitchen.

Kitchen

uPVC double glazed high level window to the rear aspect, range of base and wall units set beneath work surfaces, inset stainless steel sink and drainer unit with mixer tap over, space for under counter fridge, wall mounted gas fired radiator, wall mounted gas fired boiler, tiled flooring, tiled splash backs.

Shower Room

Corner shower cubicle, WC, wall mounted wash hand basin, emergency pull cord, wall mounted gas fired radiator, tiled flooring, tiles splash backs.

Stairs and Landing

Stairs rising from the ground floor, Velux window to the front aspect, carpeted flooring, door to Office and door to secure store room.

Office

Two Velux windows to the front aspect, three Velux windows to the rear aspect, wall mounted gas fired radiators, carpeted flooring, various power outlets, telephone points.

Secure Store Room

Small store room with triple locks and alarm sensor.

Outside

To the front of the unit are 4 parking spaces, one is located in front of the shutter door. There is an area for visitors parking also and a secure bin store.

Security

The business park is monitored by 24/7 CCTV. The premises itself has its own alarm system with sensors and door alarms.

Tenure

The landlord is offering a long term lease with a minimum term of around 4/5 years.

Restrictions

Unfortunately no motor trade can be carried out from the premises.

Deposit

There is a refundable deposit to pay which is equivalent to 3 months rent. This will be held for the duration of the lease.

Maintenance Fee

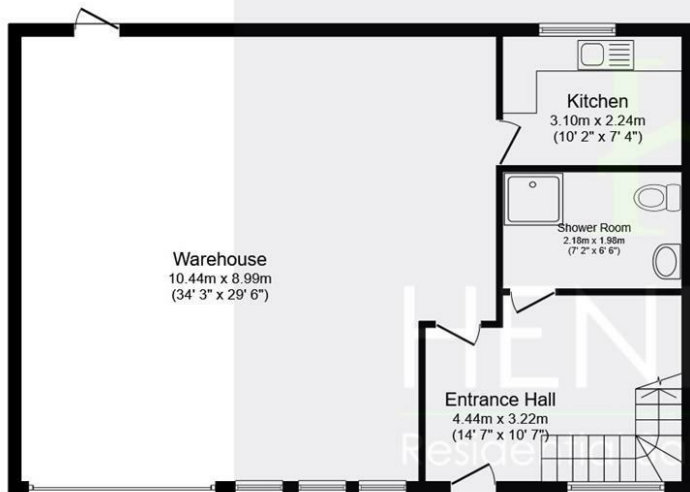
There is a maintenance fee payable which is currently £450 per annum.

Legal Costs

The tenant will be responsible for part of the legal costs involved in drawing up the lease.

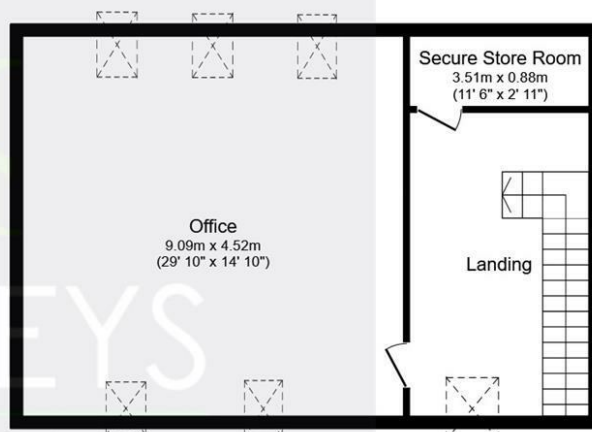






Ground Floor

Floor area 87.7 sq.m. (944 sq.ft.)



First Floor

Floor area 64.1 sq.m. (690 sq.ft.)

Total floor area: 151.8 sq.m. (1,634 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	