



### Location

The property is located on the popular Neaton Business Park in Watton, which is a mid-Norfolk market town, some 21 miles west of Norwich and 7 miles north of the main A11 trunk road.

The business park is situated to the east of the town centre with frontage to the B1108. The park is a well-managed, secure multi-let industrial and office complex comprising a number of warehouse and light industrial units and office buildings, with occupiers of note including Abel Homes, Serco, Dolav UK and Wincanton.

### Description

The property comprises a refurbished, mid-terraced industrial/warehouse unit with the following features:

- 3-phase, 150 amp power supply.
- Modern insulated roof with 4m minimum eaves height.
- Electronically operated front and rear insulated loading doors.
- HGV and car parking areas, include EV charging points.
- Secure site with automatic barriers and estate CCTV.

### Accommodation

The property provides mainly open-plan warehouse/light-industrial accommodation with two sets of WCs. The gross internal floor is approximately **6,000 sq ft (557.4 sq m)**.

### Tenure & Terms

The property is available by way of a new effectively full repairing and insuring lease for a minimum term of 5 years.

All rents and service charges are subject to VAT at the prevailing rates.

### Rent

**£39,000 per annum exclusive.**

### Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of B (38). A full copy of the certificate is available upon request.

### Rates

The Valuation Office Agency website indicates that as from April 2023 the Rateable Value is £24,500. This is not the annual rates payable.

The rates payable will depend on the occupier's circumstances and can be obtained from either Breckland District Council, or via [www.gov.uk/correct-your-business-rates](http://www.gov.uk/correct-your-business-rates) which includes a rates payable calculator.

### Planning & Uses

We understand the current use falls within use class E (light industrial) and therefore could suit other uses within the same use class. We recommend interested parties make their own enquiries of the local planning authority to establish the current use and the potential for other uses.

### Viewings & Further Information

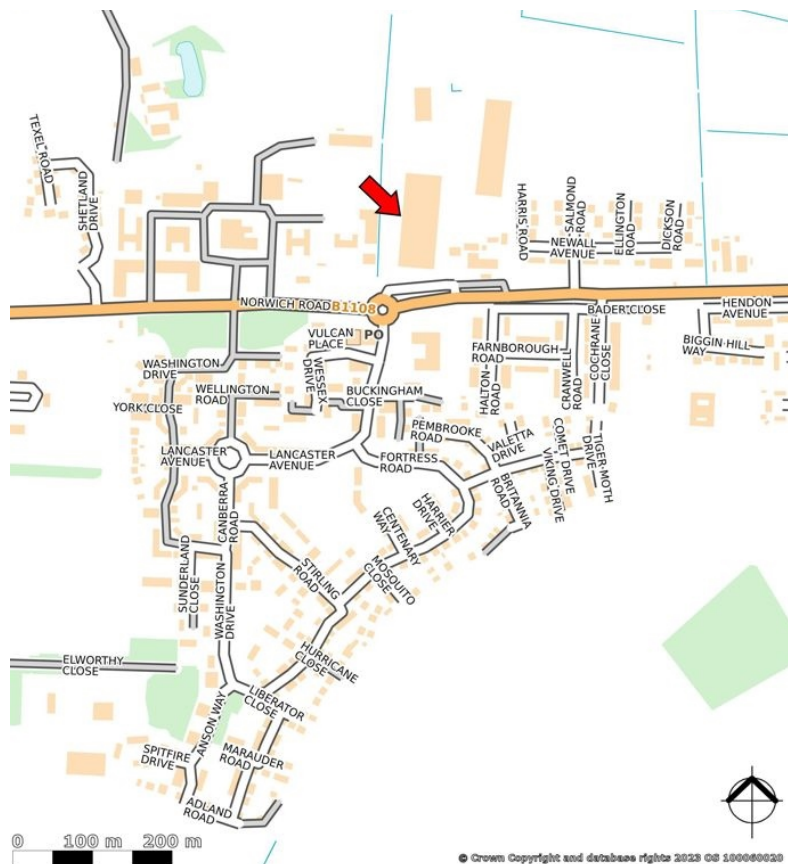
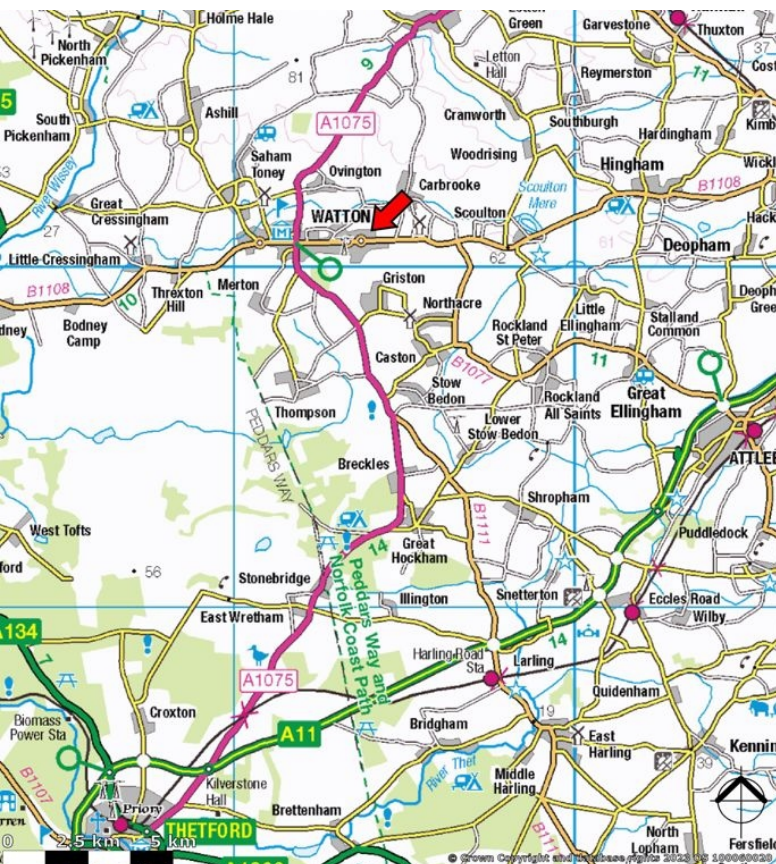
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[grahamj@rochecs.co.uk](mailto:grahamj@rochecs.co.uk)

### Service Charge

There is an estate service charge to cover the maintenance and repair of the common areas. Further details available on application.

### Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.



SUBJECT TO CONTRACT

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk)



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