



### Location

The property forms part of the Rackheath Industrial Estate and is located just off Wendover Road, the main estate road. The estate lies approximately 4 miles to the north-east of Norwich.

The estate is an established business location, serving the Norwich area and lies close to the Broadland Northway (Northern Distributor Road). Nearby occupiers include **Lisa Angel**, **B2B Café**, **Spencers Motor Sales**, and **Anglian Direct**.

### Description

The property comprises an attached workshop/warehouse with office/storage space to the side and rear. The warehouse benefits from a roller shutter door opening onto a yard area secured with palisade fencing. There are WC facilities and a tea-point within the warehouse.

The property offers the following:

- Enclosed yard/loading area
- Concrete floor
- Office/storage space
- WC facilities
- Double glazing

### Accommodation

The unit provides a gross internal floor area of:

**2,207 sq ft (205.02 sq m)**

### Tenure & Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed. Our client reserves the right to charge VAT at the prevailing rate.

### Rent

**£15,800** per annum exclusive

### Energy Performance Certificate

The property has an Energy Performance Asset Rating of C. Full details are available from the letting agents.

## Rates

The Valuation Office Agency website indicates that as from April 2023 the Rateable Value is £7,300. This is not the annual rates payable.

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

## Plant & Equipment

Mains electricity and water are understood to be connected. The heating to the warehouse is oil-fired, with electric heaters in the office space. None of the systems or equipment in the property have been tested by us to ensure that they are in working order. Prospective tenants may wish to make their own investigations.

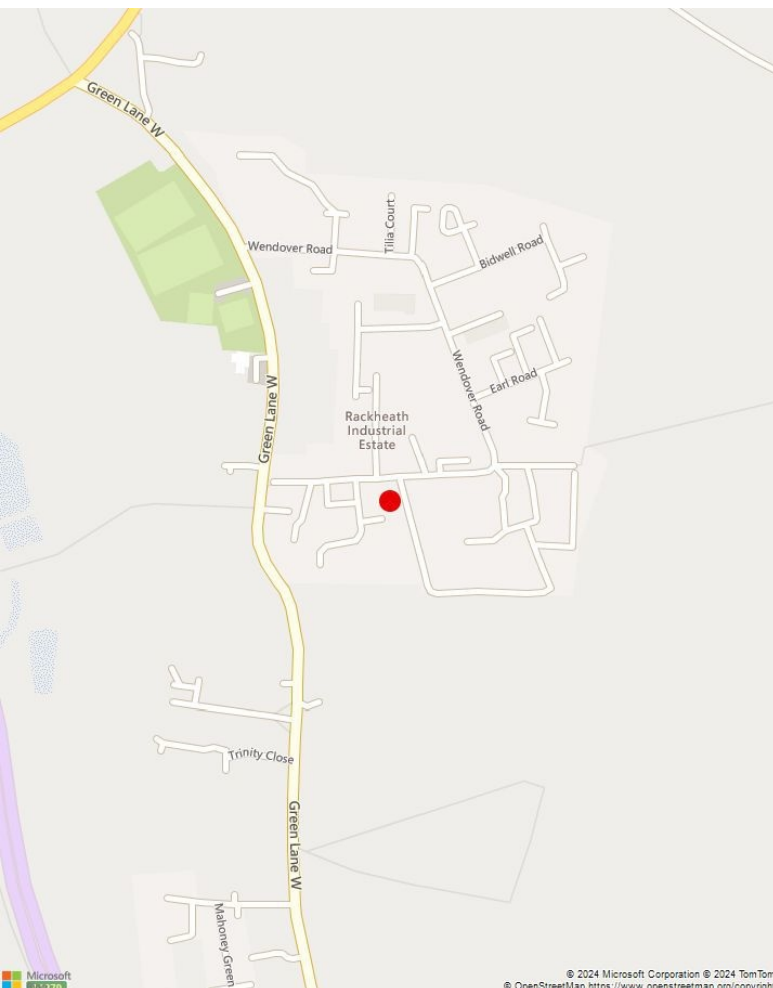
## Legal Costs

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

## Viewings & Further Information

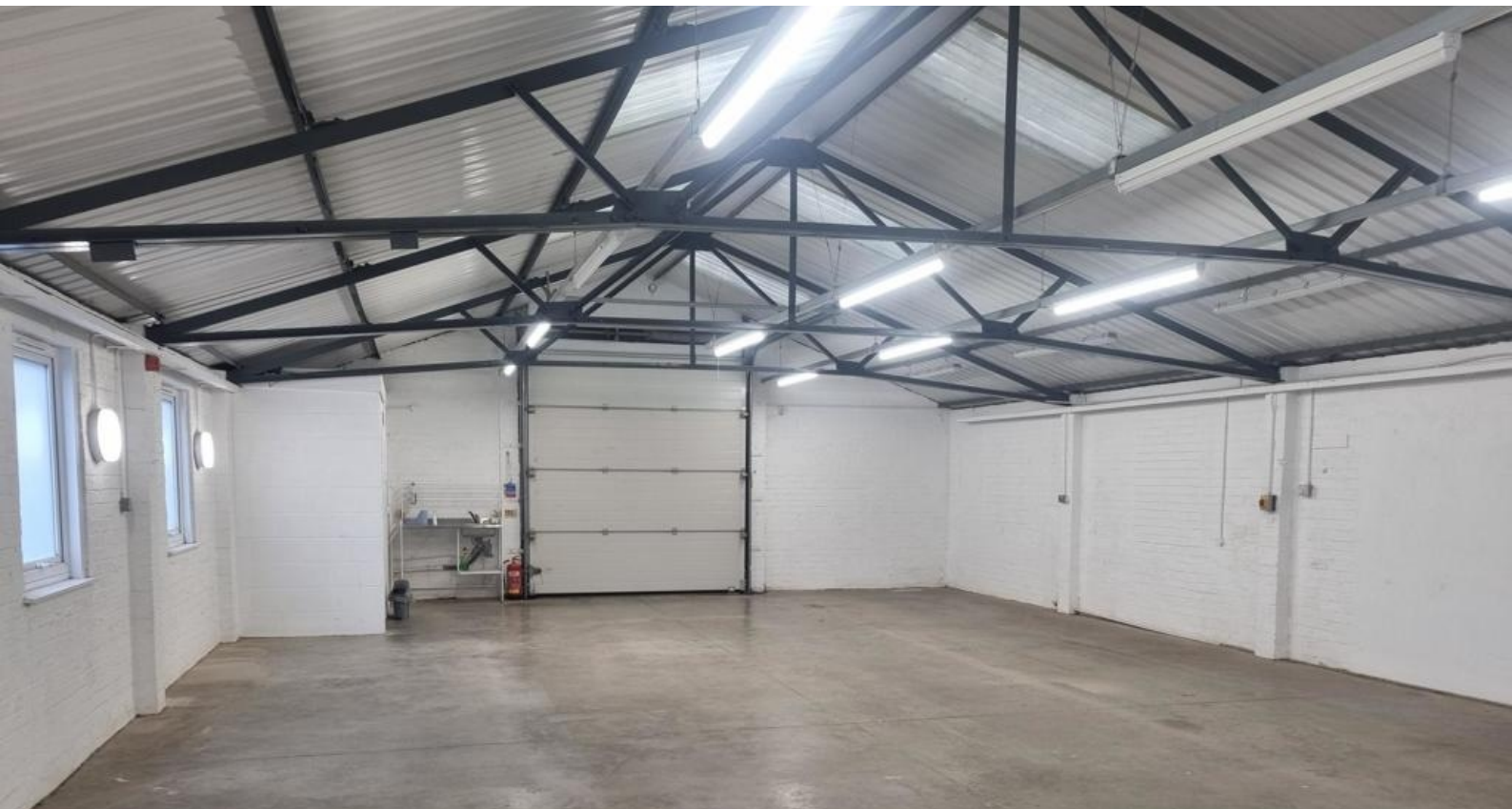
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**SUBJECT TO CONTRACT**

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)



#### IMPORTANT NOTICE

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