



### Location

The property is located adjacent to the A1067 Norwich to Fakenham Road and within close proximity to the recently opened Northern Distributor Road. The location is Lenwade, which is popular for a number of warehousing and manufacturing businesses and offers good accessibility to both Norwich city centre and North and North/West Norfolk.

### Description

The property comprises part of a large warehouse facility. It is constructed around a steel portal frame with insulated plastic-coated sheeting to the elevations. The property benefits from the following specification:

- Roller shutter doors
- Min eaves from 6.9 m
- Lighting
- Concrete floor
- WC
- Three phase electricity
- Adjacent to busy road
- Easy access to Northern Distributor Road

### Services

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

### Accommodation

The property has the following approximate areas:

Unit A - 8,251 sq ft (766.56 sq m)

### Tenure & Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

### Rent

The rent is subject to the tenants individual requirements

### VAT

The Landlord reserves the right to charge VAT on the rent.

### Energy Performance Certificate

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

**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)

## Rates

The property will need to be reassessed. Interested parties should make their own enquiries to Broadland Council.

The rates payable will depend on the occupier's circumstances and can be obtained from Broadland District Council (Business Rates: 01603 430604), or via [www.gov.uk/correct-your-business-rates](http://www.gov.uk/correct-your-business-rates) which includes a rates payable calculator.

## Legal Costs

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

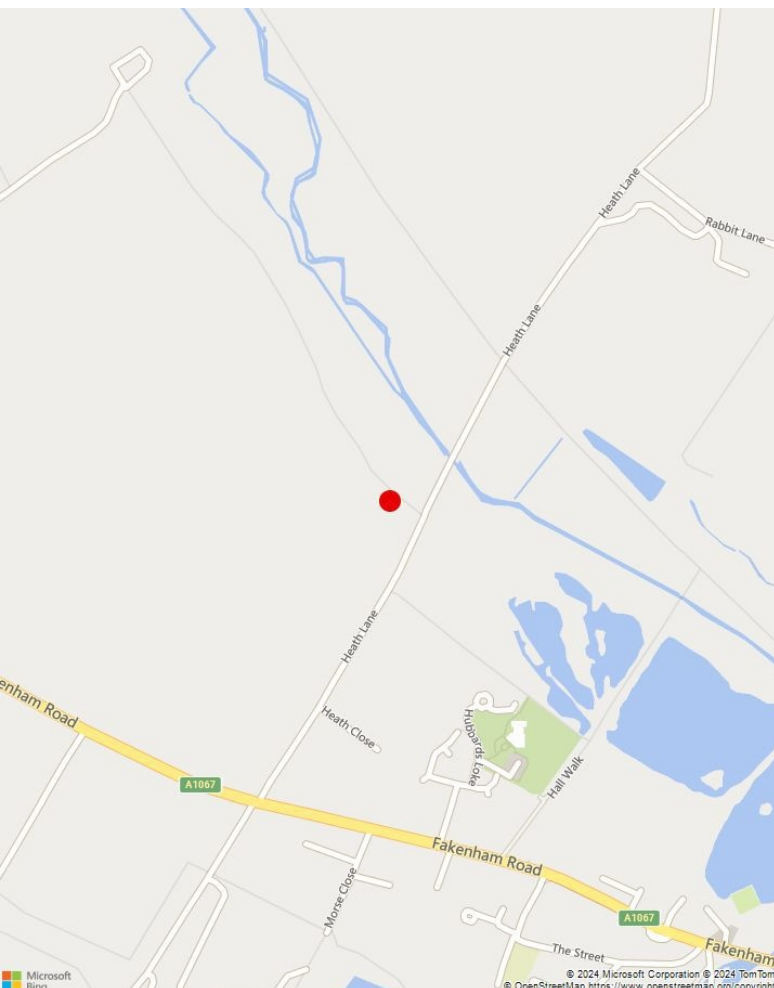
## Viewings & Further Information

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### IMPORTANT NOTICE

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