



Available from July / August 2024

To be refurbished

Location

The property is located on the Barford Industrial Estate, in the village of Barford. Barford is well connected for access to Norwich, Wymondham and Watton. Norwich is approximately 7 miles to the East, with the A47 being approximately 3.3 miles to the East.

Occupiers in the vicinity include Barford Van Hire & Sales and Ali Systems Limited.

Description

The property comprises an end of terrace warehouse with small office and WC facilities. There is on-site parking to the front of the unit. The property is a steel portal frame with brick and breeze block walls with a roller shutter door.

The property has the following specification:

- Roller shutter door
- Open plan warehouse
- Parking to the front of the unit

Accommodation

The unit provides a GIA of 1,179 sq ft (109.50m²)

Tenure & Terms

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

VAT is payable at the prevailing rate.

Rent

£8,500 Per annum exclusive.

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

Rates

The Valuation Office Agency website indicates that the property is listed, as of 1st April 2023, with a rateable value of **£6,900**.

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 which includes a rates payable calculator.

Viewings & Further Information

Sam Kingston
Roche Chartered Surveyors
01603 756333 / 07796 262472
samk@rochechs.co.uk

Legal Costs

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

Hiedi Collis
Roche Chartered Surveyors
01603 756343 / 07474 469929
hiedic@rochechs.co.uk



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