



Location

The property forms part of the Rackheath Industrial Estate and is located off Wendover Road. The estate lies approximately 4 miles from 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**, **B24 Cafe**, **Angling Direct** and **CIM**.

Description

The property is a former aircraft hangar which has been substantially refurbished and provides high bay warehousing. The property benefits from 3 electric roller shutter doors, office and mezzanine flooring, along with welfare facilities. The property offers the following:

- Concrete floor
- Eaves to 8.9 metres
- LED lighting to part
- Racking - if required

Accommodation

The unit provides a gross internal floor area of:

Warehouse and Office	29,562 sq ft	(2,746 sq m)
Mezzanine floor	3,126 sq ft	(290 sq m)
Total	32,688 sq ft	(3,036 sq m)

Tenure & Terms

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed. All rents and service charges are subject to VAT at the prevailing rates.

Rent

£200,000 per annum.

Energy Performance Certificate

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

Rates

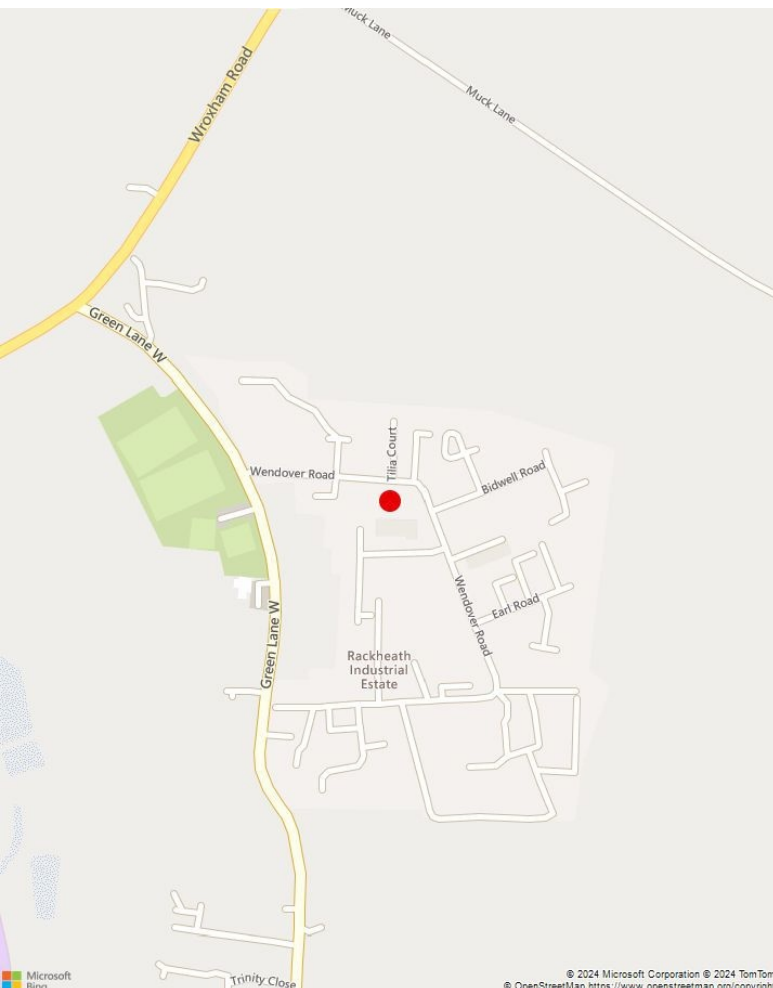
The Valuation Office Agency website indicates that the Rateable Value is **£80,000**. This is not the annual rates payable.

The rates payable will depend on the occupier's circumstances and can be obtained from either Broadland District Council or via www.gov.uk/correct-your-business-rates which includes a rates payable calculator.

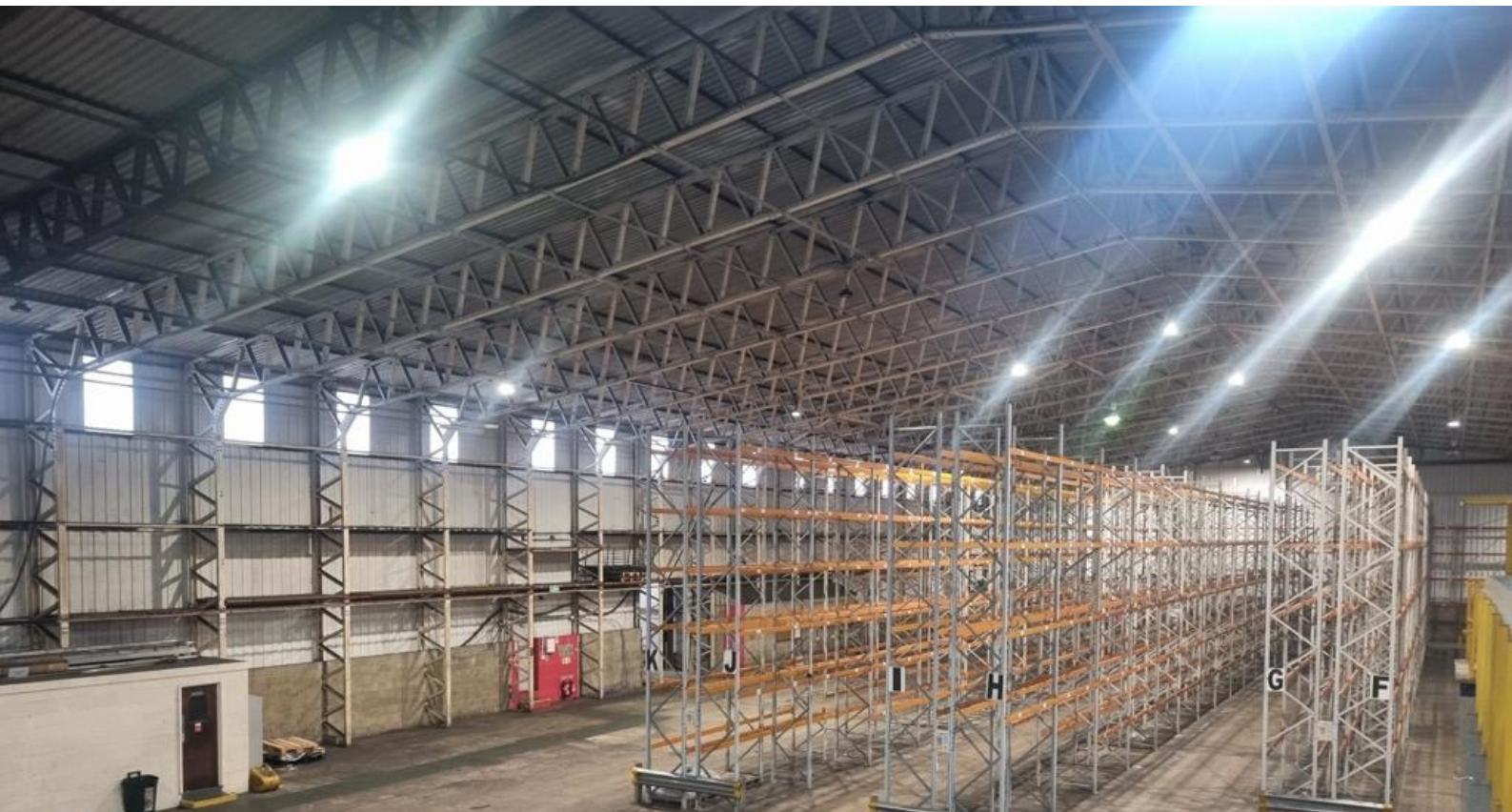
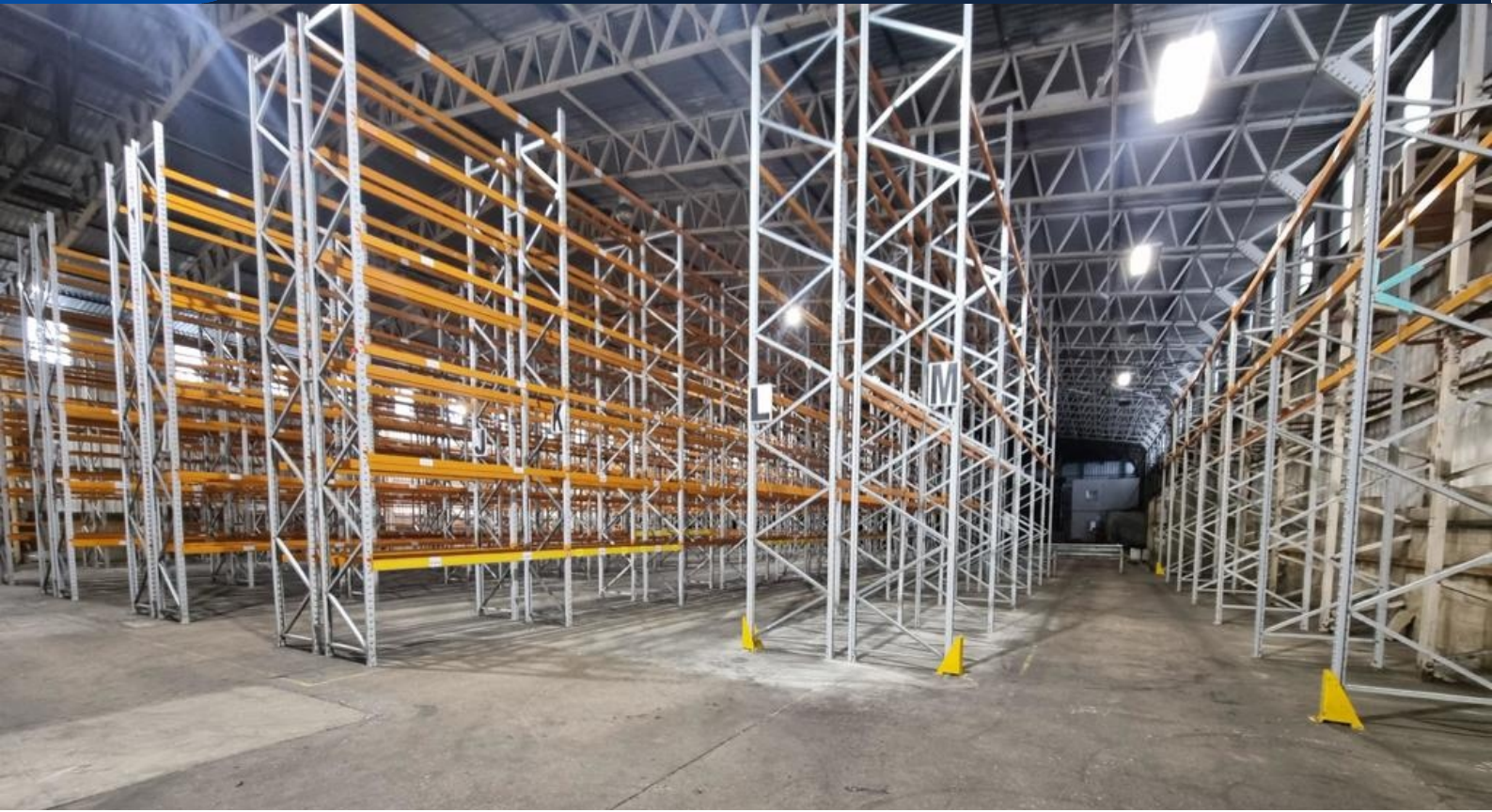
Viewings & Further Information

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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



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