



Location

The property forms part of the Rackheath Industrial Estate and is located off Albert Shower 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 comprises a terrace of three interconnecting warehouses which can be split.

Unit 12A benefits from storeroom, with WC and shower facilities.
 Unit 12B benefits from 2-storey office with WC .
 Unit 13 benefits from a small office facility.

The properties all benefit from:

- Eaves to 6 metres
- Three-phase electricity
- Concrete floor
- Roller shutter doors

Accommodation

The unit provides the below gross internal floor areas:

Unit 12DA	3,860 sq ft	(359 sq m)
Unit 12DB and 13	10,280 sq ft	(955 sq m)
Total	14,140 sq ft	(1,314 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 rate.

Rent

£90,000 per annum as a whole.

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

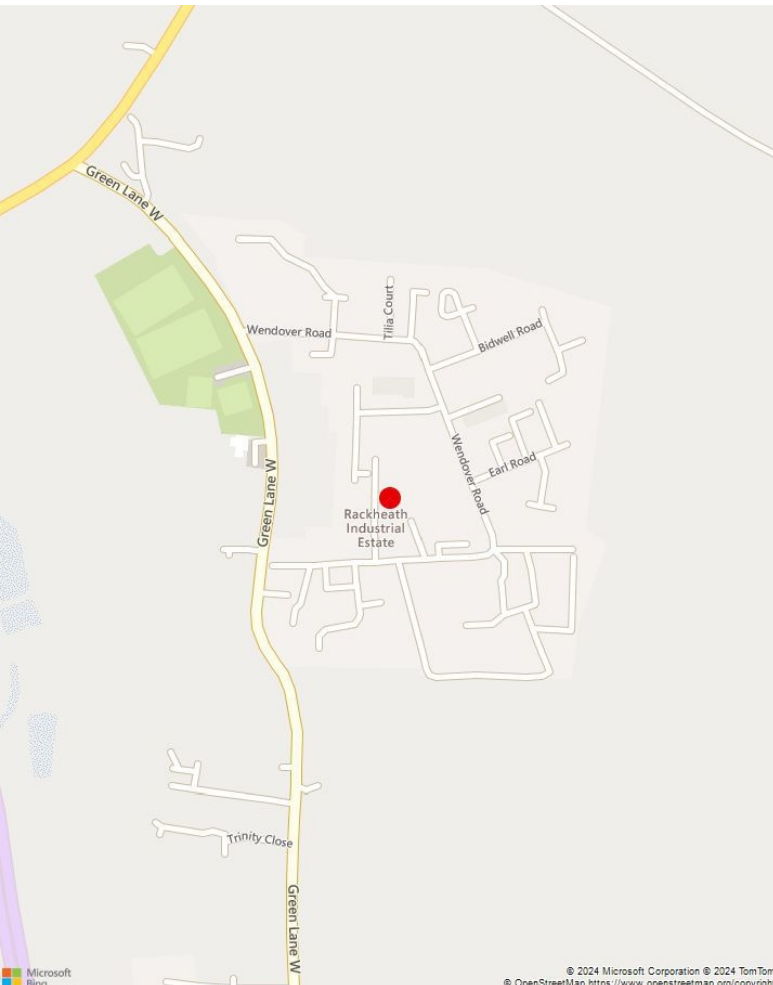
The property presently has two assessments, with a combined rateable value of **£54,000**. This is not the annual rates payable.

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

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

Hiedi Collis
Roche Chartered Surveyors
01603 756343 / 07474 469929
hiedic@rochecs.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



IMPORTANT NOTICE

Roche Chartered Surveyors for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:

a) The particulars are set out as a general outline only for the guidance of intending purchasers or tenants and do not constitute, nor constitute a part of, an offer or a contract.

b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

c) No person in the employment of Roche Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property