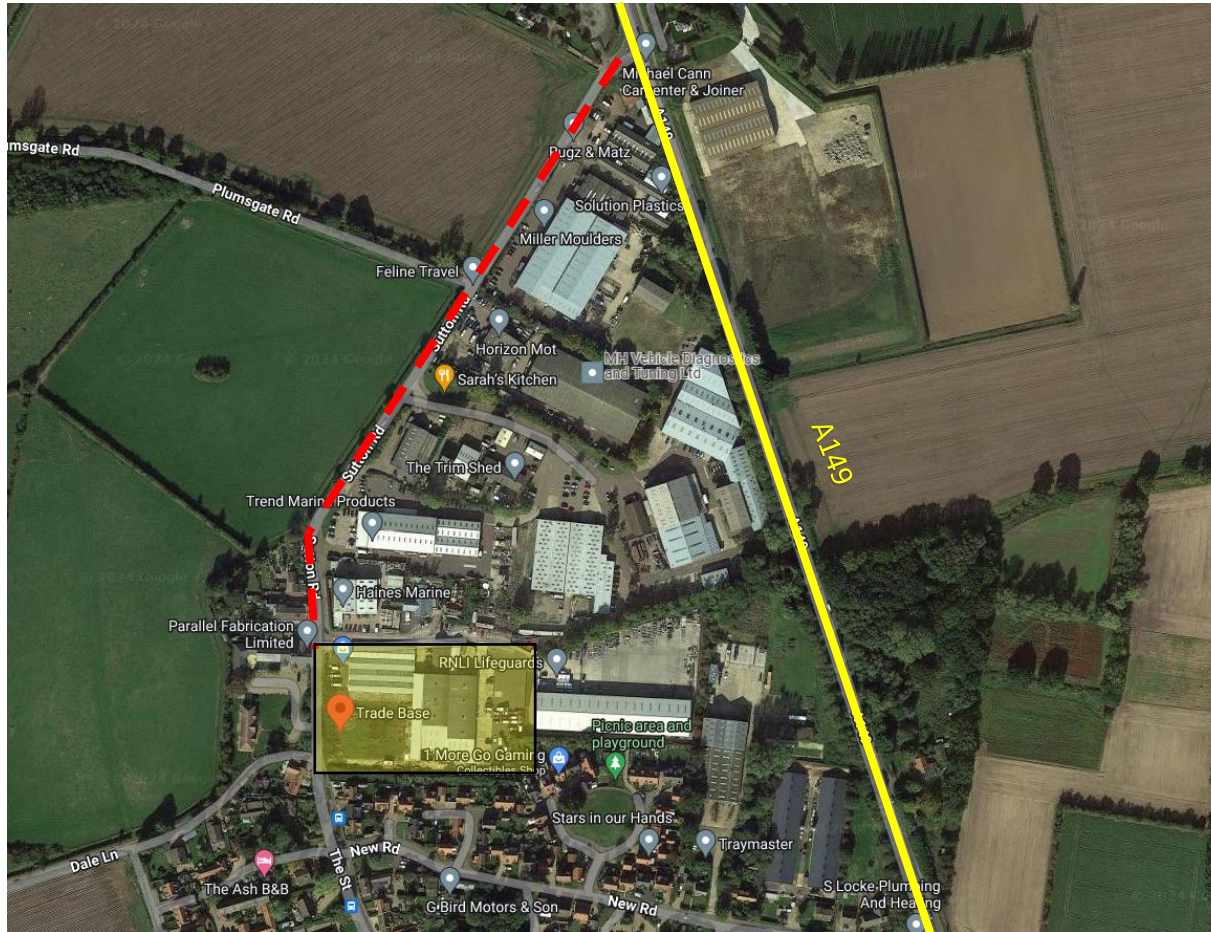


Flexible Leases Available

Rents from £675 To £2,038 pcm

Units Available Shortly on Tradebase, The Street, Catfield, Norfolk NR29 5AA

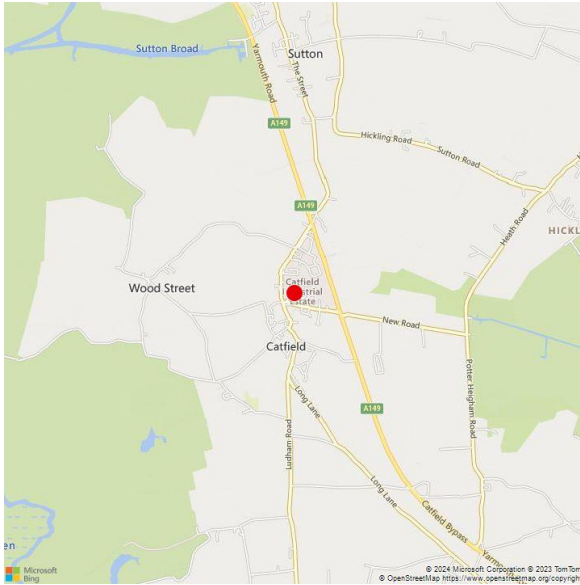


- To Let -

State of the Art Units

- Sizes range from 71m² (764 ft²) to 303m² (3,261 ft²)
- Good access just off the A149
- Eaves heights of 3 to 6m
- Mixed warehouse, workshop & Office
- WC Facilities with each
- Some with Offices
- Terms of 2 to 10 Years

Tradebase, The Street, Catfield, Norfolk NR29 5AA



Location

Well located with good road links to Norwich (17 miles), Great Yarmouth (14 miles) and Cromer (19 miles).

Catfield is a small popular Broadland village on the important A149, which is the main spine road through the Norfolk Broads and Coastal Area.

This road is also designated route serving the national gas terminal at Bacton. The site and other parts of the Catfield employment zone are located to the North of the Village.

Description

A range of varied design, height and sized units.

Planning

Light industrial & Storage or Distribution.

Accommodation

(Overall, GIA Floor + Mezzanine)

Unit	Area	M2	Ft2
<u>Unit 9</u>	High eaves height.		
	Total	303	3,261
<u>Unit 11</u>	Ground Floor Workshop		
	Open space	50.56	544.0
	WC	1.45	15.6
	Kitchen & WC2	7.15	76.9
	Office 1	8.44	90.8
	Office 2	3.4	36.6
	Total	71	764.0
<u>Unit 16</u>	Ground Floor Workshop	113	1,216
	Office	6.8	73
	Total	119.8	1,289
<u>Unit 25</u>	Warehouse including WC		
	Total	144.68	1,557
<u>Unit 26</u>	With Yard.		
	Total	276.29	2,974

Services

Mains water, electricity, drainage are connected to the property.

Tenure

New lease available on tenant's full repairing and insuring terms (2 to 10 year terms). Service charge is included in the rent. Rent payable quarterly or monthly in advance by standing order. A rental deposit will be required.



Tradebase, The Street, Catfield, Norfolk NR29 5AA

Possession

Vacant possession on completion of a new lease.

Business Rates

The Rateable Values are:-

Unit 9 - £9,300

Unit 11 - £5,500

Unit 16 - £9,400

Unit 25 - £9,100

Unit 26 - £9,300

Under the current finance act there is a small business relief which would normally exempt the occupier from paying business rates. For further information, please contact North Norfolk District Council Business Rates Department.

EPC

Unit 9 – D (86)

Unit 11 – D (97)

Unit 16 – E (118)

Unit 25 – C (62)

Unit 26 – C (73)

Rents

Unit 9 - £24,458 pa (£2,038 pcm)

Unit 11 - £8,100 pa (£675 pcm)

Unit 16 - £9,780 pa (£815 pcm)

Unit 25 - £12,456 pa (£1,038 pcm)

Unit 26 - £22,305 pa (1,859 pcm)

VAT

VAT will not be applicable to the rent.

Legal Costs

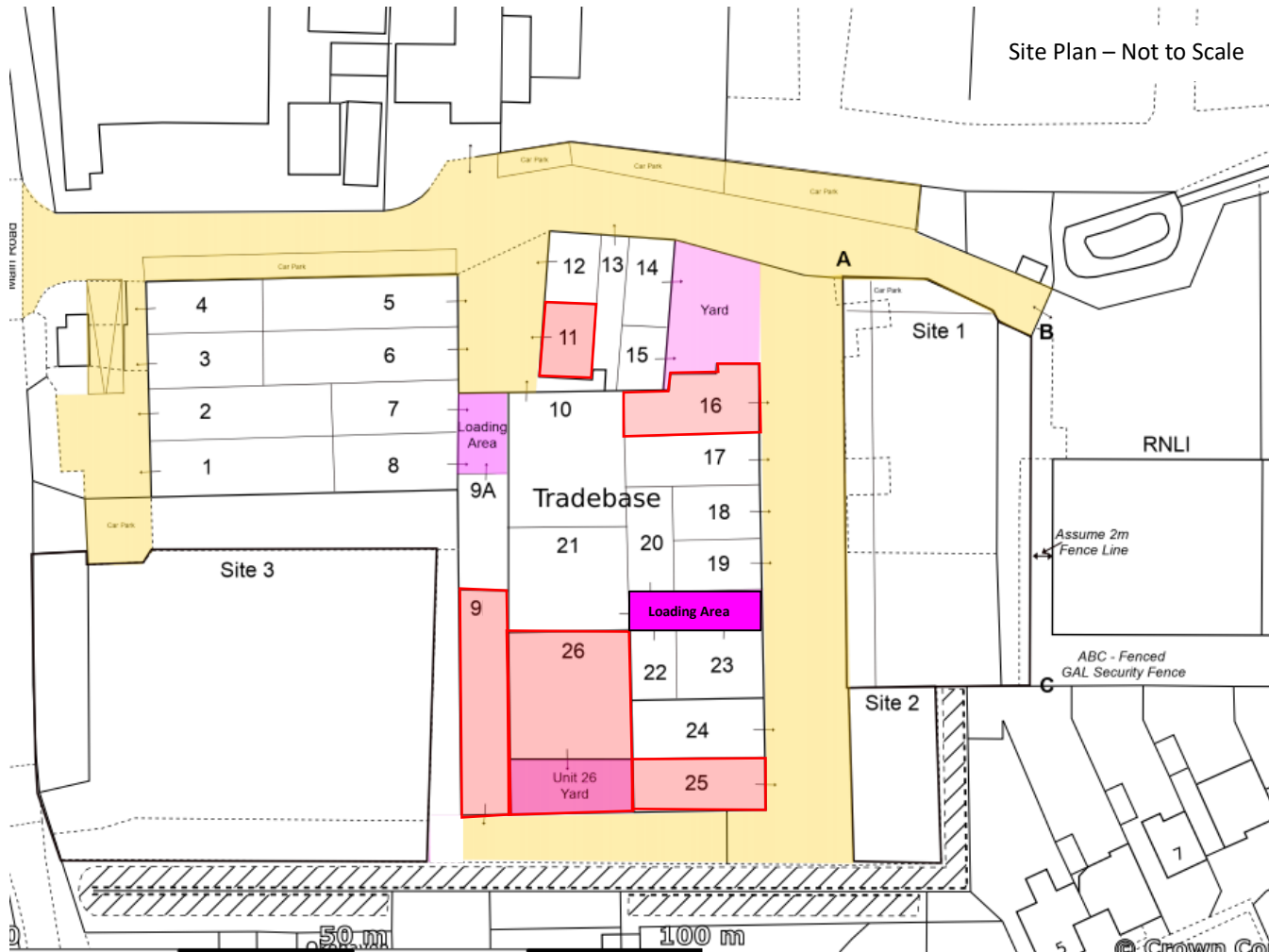
A short form of the Law Society Lease will be used, which is low cost and quick. £350 plus VAT. A photographic schedule of condition will be required at £150 plus VAT. Costs are payable by the incoming tenant.

Anti-Money Laundering

In accordance with the latest Anti-Money Laundering Legislation, the prospective tenant will be required to provide proof of identity, address and funds to the letting agents prior to application.



Tradebase, The Street, Catfield, Norfolk NR29 5AA



Agent Details

For further details please contact:

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Consumer Protection from Unfair Trading Regulations 2008 (CPR)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included.

Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. East Surveyors Ltd. Please note: Messrs. East Surveyors Ltd for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references 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. 3. No person in the employment of Messrs. East Surveyors Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are traveling some distance please check with East Surveyors Ltd on the issue of availability prior to traveling. 5. East Surveyors Ltd and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

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