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Commercial



## Detached Industrial/Warehouse Premises

Unit 10, Wendover Road, Rackheath, Norwich NR13 6LH

- Well established industrial estate
- Popular location
- Rare freehold opportunity (but may let)

641 sq m (6,900 sq ft)

For Sale (may let)

**Location**

Rackheath lies approximately 5 miles north east of Norwich City Centre and is approached off the A1151 Norwich to Wroxham Road.

The subject premises are situated on the well established Rackheath Industrial Estate.

**Description**

The property comprises two adjoining first-generation warehouses with a lean-to loading area to the right-hand side of the main building.

Loading access to the larger of the two warehouses is via a manually operated roller shutter door to the front, internally there is a minimum eaves height of approximately 3.7m rising to 5.53m.

The smaller warehouse has a minimum eaves height of approximately 2.37m rising to 3.46m, with access via two doors underneath the lean-to area, one a swing door, the other a sliding loading door.

Ground floor offices and amenity facilities are incorporated to the front.

Externally, there is a tarmac-covered loading bay to the front with parking for approximately 5 vehicles.

**Accommodation**

Measured on a net internal area basis in accordance with the RICS Code of Measuring Practice, the property has the following approximate floor area:-

	sq m	sq ft
Warehouse 1	277.9	2,991
Warehouse 2	296.8	3,194
Office/kitchen area	66.4	715
<b>Total GIA</b>	<b>641.1</b>	<b>6,900</b>
Extended lean-to	148.1	1,594

**Rates**

Business rates will be the responsibility of the occupier. The premises have the following assessment.

Description	Store & Premises
Rateable Value	£18,750
Rate in the £ for 2014/2015	0.471p

**Tenure**

The premises are available to purchase freehold with vacant possession at an asking price of **£260,000**. Alternatively the premises are available to let on a new full repairing and insuring lease, for a term of years to be agreed, at **£24,000** per annum exclusive.

**VAT**

VAT will be levied in relation to the sale price or rent.

**Legal Costs**

Each party will be responsible for their own legal costs incurred in documenting the letting.

**Energy Performance Certificate**

The property is rated in Band F. A copy of the full EPC is available on our website.

**Viewing**

On prior arrangement with the sole letting agents:-

Brown & Co

The Atrium

St Georges Street

Norwich

NR3 1AB

Tel: 01603 629 871

Contact: Andrew Haigh or Tom Girvin

Email: [andrew.haigh@brown-co.com](mailto:andrew.haigh@brown-co.com) or

[thomas.girvin@brown-co.com](mailto:thomas.girvin@brown-co.com)

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