



Unit 950 Tattersett Business Park

rightmove 

Independent Estate Agents

Pointens

### **The Property**

The property offered for let is a light industrial unit pleasantly situated on Tattersett Business Park. The unit extends to about 3000 sq ft. The main working area has a wide roller door and electric power and light. There is an reception area (13'5 x 8'10) a kitchen area (13'10 x 8'10) and a cloakroom. Outside there fully fenced and secure grounds available extending to about 1/2 acre (subject to survey)

### **Location**

Tatterford Business Park is situated to the north of the pretty village of Tattersett, just off the A148, around 6 miles west of Fakenham, which provides a wide range of amenities nearby. The nearest coast is at Wells-next-the-sea or Brancaster, which can be reached within 20 minutes by car. There is a local farm shop called "Andy's Store" located within a 10-minute walk or 2 minute drive.

### **Directions**

Leave Fakenham on the A148. After around 4 miles you will see Tatterford Business Park sign posted of to the left just before fourwinds garage. After around 1 Mile you will find the entrance to the park on the right. Entr the park and take the first left turning. Unit 950 will then be found on the left after around 300 yards.

### **Additional Information**

#### **Terms**

The property is available on a new full repairing and insuring lease. Term to be agreed. Offers in the region of £15,000 p.a.

#### **Business Rate**

Current Rateable Value: £11,000 (1st April 2023)

#### **Legal Costs**

Each party to bear their own costs.

#### **VAT**

Our client reserves the right to charge VAT in line with current legalisation.

#### **Energy Performance Certificate**

To be confirmed.

#### **Viewing and Further information**

Strictly by appointment with the sole agents.



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