

01603 629871 | norwich@brown-co.com



Unit 21 Wymondham Business Park, Wymondham, NR18 9SB

TO LET £20,000 PAX

Good quality business unit

- Established business park location
- Close to A11 and A47
- 7 parking spaces
- Secure shared yard

284.1 sq m (3,058 sq ft)



Location

The property is located within Wymondham Business Park, which is a modern business park approximately 10 miles from Norwich and 20 miles from Thetford via the A11. It is also close to the A47 which allows for easy access to the North and both Cambridge and London to the South.

Nearby occupiers include Inturn Trading, Orchard Toys, Magnus Marine, Snellings and Aspect Group Services.

Description

The property is a mid-terrace unit of steel portal frame construction with a pitched and insulated roof. It has a minimum eaves height of approximately 5.4 m and a concrete floor. There is an insulated sectional slide-over door to the front with a separate pedestrian entrance to a reception area, air-conditioned office, kitchenette and WC facilities. There is an additional office and kitchenette at first floor level, accessed via a staircase in the warehouse.

Externally there is a shared yard with 6 parking spaces allocated to the unit, in addition to 1 further parking space to the front of the terrace.

Accommodation

The property provides the following gross internal floor area.

Description	sq m	sq ft
Warehouse	200.5	2,158
Ground floor office	32.0	345
First floor office	31.4	338
Total GIA	263.9	2,841

Services

We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

Business Rates

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

Description	Warehouse
Rateable Value	£14,233
Rates payable for 2020/2021	£7,173

Tenure

The unit is available by way of a new full repairing and insuring lease for a rent of **£20,000 per annum** for a term to be agreed.

VAT

It is understood that VAT is applicable.

Legal Costs

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

EPC Rating

The property has an EPC rating of A. A full copy of the EPC is available on our website.

Viewing & Further Information

Strictly by appointment with the sole letting agent:-

Brown & Co

The Atrium
St George's Street
Norwich, NR3 1AB
Tel: 01603 629871

Andrew Haigh

01603 598261
andrew.haigh@brown-co.com

Katie Bates

01603 629871
katherine.bates@brown-co.com



IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092. These particulars were prepared in November 2020.