



**Unit 28 Oakwood Industrial Estate,
Snetterton, Norfolk,
NR16 2JU**

NEW BUILT LIGHT INDUSTRIAL/WAREHOUSE UNIT

- Gross Internal Area 1,550 sq ft (144 sq m)
- Excellent access to A11
- High 6m bay with electric loading door
- Office, WC & kitchenette
- Secure estate with security gate & CCTV
- Forecourt parking
- Small business rates relief available

LOCATION

The property is located just off the Snetterton junction of the A11 approximately 12 miles north-east of Thetford and 19 miles south-west of Norwich. It is close to the road services at Snetterton which includes McDonalds, Starbucks, Greggs, Subway and Spar. The location is a strong distribution centre with nearby occupiers including DPD, Foulger Transport, Johnston Logistics Ltd and Natures Menu.

DESCRIPTION

Recently built mid terraced industrial/warehouse unit of steel portal frame construction with insulated profile cladding to walls and roof. Power-floated concrete floor, high bay LED lighting, translucent roof panels and electrically operated up and over loading door. Eaves height 6.0 m (19/6 ft). Three phase electricity. Three car parking spaces to front of unit plus overflow car parking nearby in communal bays.

ACCOMMODATION

The property has an approximate gross internal of **144.0 sq m (1,550 sq ft)**. There is an office with electric heating and double glazed window. WC and kitchenette.

USE

The premises are suitable for a variety of uses within Class E of the new Use Classes Order. It is not suitable for general vehicle related repair/maintenance or heavy engineering.

LEASE TERMS

The tenant will be required to keep the property in good repair and condition. The length of the lease to be agreed. The tenant to be responsible for payment of rent, building insurance premium and service charge.

RENT

£14,000 per annum exclusive plus VAT.

SERVICES

The property benefits from mains water and three phase electricity. Foul drainage is to an on-site treatment plant.

SERVICE CHARGE

Approximately £500 per annum plus VAT for sewage treatment, maintenance of common access road, security gates, CCTV etc.

VAT

All figures quoted are subject to VAT at the prevailing rate.

EPC

The property has an EPC rating of A-21. Contact the agents for more information.

RATING

The property is included in the 2017 Ratings List with a rateable value of £5,200. 100% small business rates relief may be available to qualifying businesses. For further information please contact Anglia Revenues Partnerships on 01362 656871

LEGAL COSTS

Each party to be responsible for their own legal costs on completion of this transaction. The ingoing tenant will be required to provide an undertaking to pay the Landlord's abortive legal costs should they not proceed once solicitors are instructed.

VIEWING & FURTHER INFORMATION

To arrange a viewing or to request further information please contact the sole lettings agents, Hazells Chartered Surveyors on 01284 702626. Or email:

Ella Forman

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