

Norwich | NR10 3JU
Abbey Farm, Horsham St Faith

ROCHE



BLOCK K / WAREHOUSE WITH OFFICES TO LET

4,253 – 11,387 sq ft (395 – 1,058 sq m)

- Established location on modern industrial estate
- Short drive from Northern Distributor Road and Norwich International Airport
- 25 on site car parking spaces
- Potential to split

Industrial

01603 619876
www.rochesurveyors.co.uk

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Location

Abbey Farm Commercial Park is in Horsham St Faith to the north of Norwich. The Northern Distributor Road (A1270) is 1 mile south with Norwich city centre being approximately 5 miles to the south of the site. The Park is home to a number of businesses including **Pentaco**, **OASE**, **Extra Hands** and **Monthind Clean**. The Park provides both office and warehousing facilities.

Description

The property was constructed in 2004 and is of traditional steel portal frame construction, which has a pitched insulated plastic coated roof with walls principally being of brick construction with some insulated cladding.

The property benefits from 2 roller shutter doors with welfare and office blocks to both ends of the warehouse, thereby providing opportunity to split. The property benefits from:

- Minimum eaves of 5 metres
- Mains services
- Comfort cooling to part of the office
- Welfare facilities
- Gas central heating to offices
- 25 on-site car parking spaces

Accommodation

The property has the following approximate gross internal floor areas:

	sq ft	sq m
Ground floor	9,220	856.6
First floor	2,167	201.3
Total	11,387	1,057.9

The premises has the ability to be split into 2 separate elements which are 7,055 sq ft and 4,252 sq ft.

Energy Performance Certificate

The property has an Energy Performance Rating of TBC. A full copy of the Energy Performance Certificate is available upon request.

Rates

The Valuation Office Agency website indicates that the 2017 Rateable Value is **£62,500**. This is not the annual rates payable.

The rates payable will depend on the occupier's circumstances and can be obtained from either Broadland District Council on 01603 431133, or via www.gov.uk/correct-your-business-rates which includes a rates payable calculator.

Terms

The property is available to let on a new full repairing and insuring lease at **£75,000** per annum. The unit can be split as follows:

K1 - **£50,000** (left hand side)

K2 - **£30,000** (right hand side)

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Viewing

Strictly by appointment through the joint letting agents:

Roche Chartered Surveyors

Contact: Sam Kingston

Tel: 01603 756333

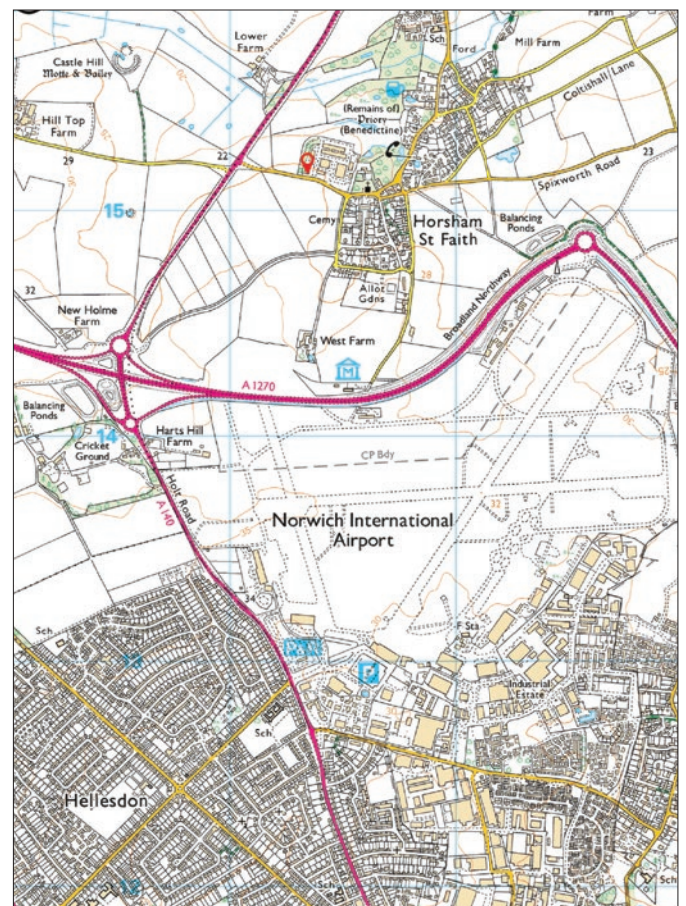
Email: sam.kingston@rochesurveyors.co.uk

Bidwells

Contact: Chris Squirrell

Tel: 01603 229323

Email: chris.squirrell@bidwells.co.uk



SUBJECT TO CONTRACT

You should be aware that the Code for Leasing Business Premises in England and Wales 2007 strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code can be found at www.leasebusinesspremise.co.uk.

IMPORTANT NOTICE

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