

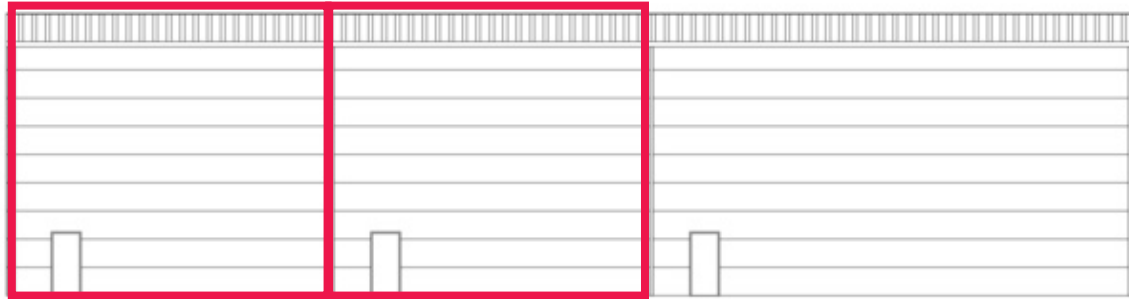


NEW INDUSTRIAL/WAREHOUSE UNITS

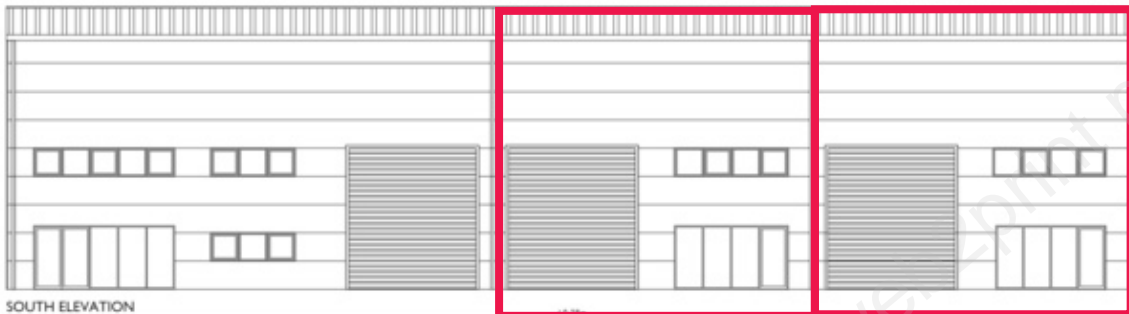
Units 2 & 3, Korutek , The Food Enterprise Park, Honningham Thorpe, Norfolk, NR9 5FX

BROWN & CO

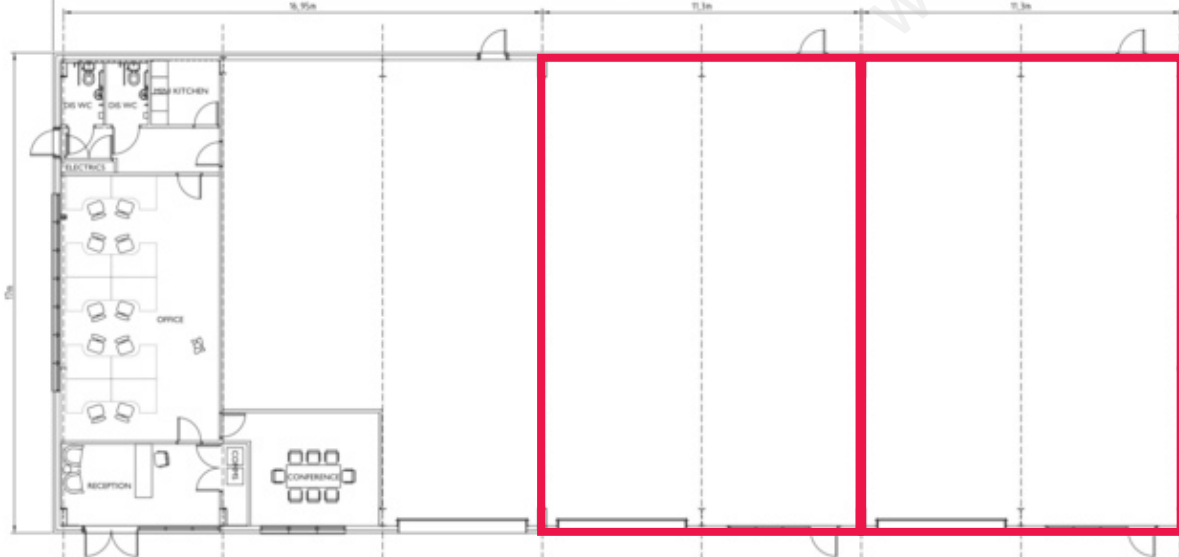
Proposed Plans and Elevations 1:100



NORTH ELEVATION



SOUTH ELEVATION



NEW INDUSTRIAL/WAREHOUSE UNITS, Units 2 & 3, Korutek , The Food Enterprise Park, Honningham Thorpe, Norfolk, NR9 5FX

TO LET FROM £24,000 | 2,013 TO 4,026 SQ FT (187.01 TO 374.02 SQ M)

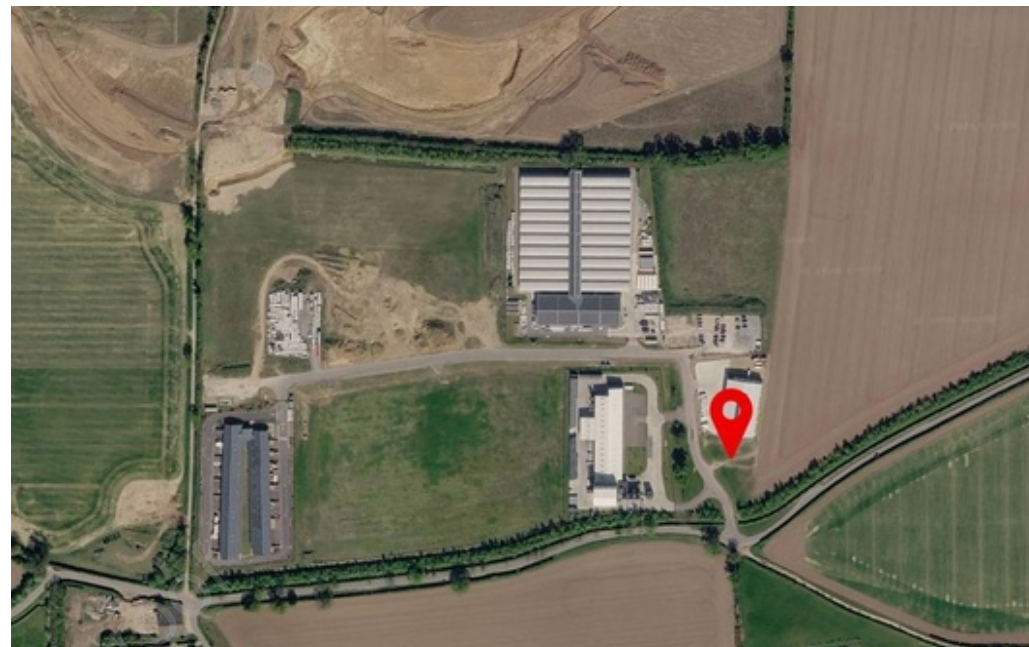
- Two brand new units
- Part of the 100 acre Food Enterprise Park
- Neighbouring occupiers include Korutek Engineering, Condimentum, Fischer Farms, Broadland Food Innovation centre and Flowervision Norwich

PLANNING & POTENTIAL USES

Consent is already in place for a wide variety food and drink and agri-tec uses.

Examples of appropriate uses include:

- Agri-tech businesses which make use of the local agri-science base.
- Processing of agricultural produce and manufacture of food products.
- Storage and distribution of agricultural produce, products, equipment, machinery and supplies.
- Food technology companies.
- Manufacture of specialist food relating supplies (e.g., food packaging).



DESCRIPTION

The development comprises a terrace of three newly constructed industrial/warehouse units, of which two are currently available to let. The accommodation is available to let either individually or combined, providing flexibility to suit a range of occupier requirements within the food and drink sector.

Prominently positioned close to the entrance of the business park, the units benefit from excellent visibility and ease of access. The specification has been designed to deliver modern, flexible accommodation capable of accommodating a variety of commercial fit-outs. Key features include approximately 6.5m eaves heights, three-phase power supply, dedicated loading areas, and allocated on-site parking.

DESCRIPTION	Sq.ft	Sq.m
Unit 2	2,013	187.01
Unit 3	2,013	187.01
TOTAL GIA	4,026	374.02

LOCATION

Located within The Food Enterprise Park, approx. 9 miles to the west of Norwich at Honningham, occupiers will benefit from a

business environment focused on food production, processing and agri-tech industries.

The site immediately adjoins the A47, one of the main transport routes in the region linking Norwich to King's Lynn and Peterborough to the west, and provides easy access to London and Cambridge via the recently dualled A11 and M11.

SERVICES

Self-contained services | All services routes have been carefully considered; the units have been designed as to be self-contained preventing cross contamination.

Electricity | Three phase supply which equates to 25kVA per unit
 Water | 32mm water supply will come into the site
 Comms | Broadband Fibre optic conduit will be available.

BUSINESS RATES

To be assessed.

LEASE & RENTAL TERMS

The property is available to let for a term of years to be agreed at an initial rent of:

Unit 2 | £24,000 per annum exclusive

Unit 3 | £24,000 per annum exclusive

EPC

The properties have a proposed EPC rating of B.

VAT

To be confirmed.

LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact:

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