



INDUSTRIAL/WORKSHOP UNITS

Crofton Works, Harveys Lane, Seething Airfield, Seething, NR15 1EN

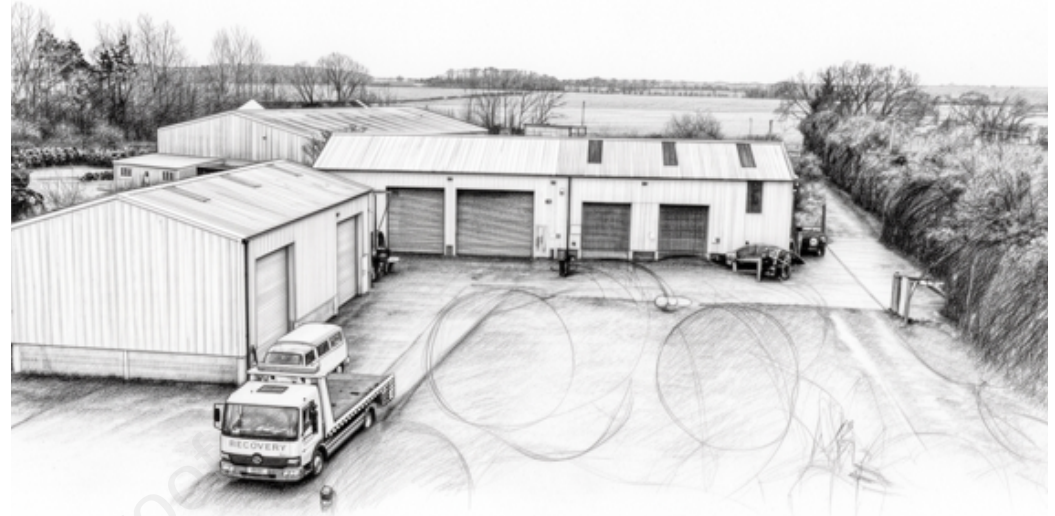
BROWN & CO



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Industrial/workshop units available to let separately or combined
TO LET - FROM £12,000 PAX

- Additional storage land available to let at £25,000 per annum
- Authorised treatment site
- Fenced and gated site
- 3 phase electricity supply



DESCRIPTION

The property comprises three industrial/workshop units situated on an extensive site currently operated as a salvage yard.

The units are configured in an L shape with concrete curtain surrounding them and hard standing to the front on the units.

Unit 2 comprises a semi-detached workshop unit of steel portal framed construction, with single skin uninsulated metal corrugated elevations and two electric powered roller shutter doors.

Unit 3 is of similar construction to Unit 2 but is a more modern steel portal framed building with insulated elevations and roof, it also benefits from perimeter trunking with regular sockets.

Unit 4 is an extension of Unit 3 and built to the same specification.

All of the units benefit from 3 phase power, a WC and a minimum eaves height of 5.3 meters.

LOCATION

The property is situated in a rural countryside location with access off Harvey Lane, approximately 0.75 miles from the B1332 Brooke to Bungay Road, approximately 12 miles south east of Norwich and 21 miles northeast of Diss.

ACCOMMODATION

The units have been measured on a Gross Internal Area basis and have the following areas:

DESCRIPTION	Sq.ft	Sq.m
Unit 2	1,551	144.1
Unit 3	1,551	144.1
Unit 4	1,522	141.4
TOTAL GIA	4,624	429.6

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. We understand there is mains water along with a three-phase electricity supply, with foul water to septic tanks.

BUSINESS RATES

Business rates will be the responsibility of the occupier. The premises are yet to be assessed for business rates. Please enquire for further information.

LEASE & RENTAL TERMS

The premises are available to let on a new full repairing and insuring lease for a number of years to be agreed.

EPC

The properties have EPC ratings of C.

VAT

It is understood that VAT is applicable and will be charged in addition to the rent.

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 the sole letting agent:

Brown&Co

Anna Smith
01603 598248
07788 368078
anna.smith@brown-co.com



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