

BLOCK K, ABBAY FARM COMMERCIAL PARK, HORSHAM ST FAITH, NORWICH, NR10 3JU



TO LET MODERN DETACHED WAREHOUSE WITH OFFICES

11,387 SQ FT (1,058 SQ M)

- ESTABLISHED LOCATION, A SHORT DRIVE FROM THE NORTHERN DISTRIBUTOR ROAD AND NORWICH INTERNATIONAL AIRPORT
- 2,967 SQ FT OFFICES
- 25 ON-SITE CAR PARKING SPACES

Location

Abbey Farm Commercial Park is in Horsham St Faith just to the north of Norwich.

The Park is located a few hundred metres from the main A140 Cromer Road, close to Norwich International Airport. The Norwich Outer Ring Road and the new Northern Distributor Route are located immediately to the south of Estate.

Description

The property, constructed in 2004, benefits from two up and over loading doors.

The main entrance is via the office block to the left of the property which has ground and first floor offices. There is a further personnel entrance to the right of the loading doors together with ground and first floor office accommodation.

There is also a store area with a mezzanine area above which runs along the right flank of the building.

Specification:

- Steel portal frame construction with 5.5m internal eaves
- Lined and insulated cladding and roof
- 2 insulated loading doors with personnel access
- All mains services available

Offices:

- Fully carpeted
- Category II lighting
- Gas heating system

The property benefits from a large forecourt and a total of 25 on site car parking spaces (2 disabled).



Accommodation

The unit has the following approximate gross internal floor areas:

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

Rateable Value

According to the Valuation Office, the property has a Rateable Value of £86,500

Please contact Broadland District Council for further information on 01603 431 133.

Terms

The property is available to let with a lease directly from the Landlord.

Rent upon application.

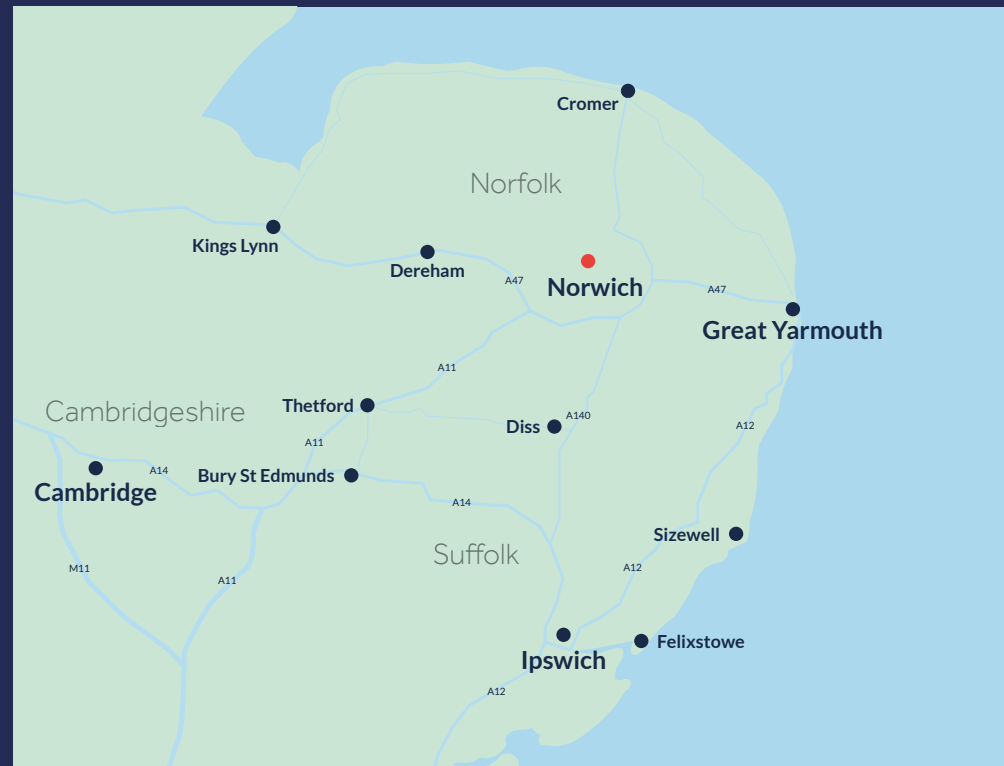
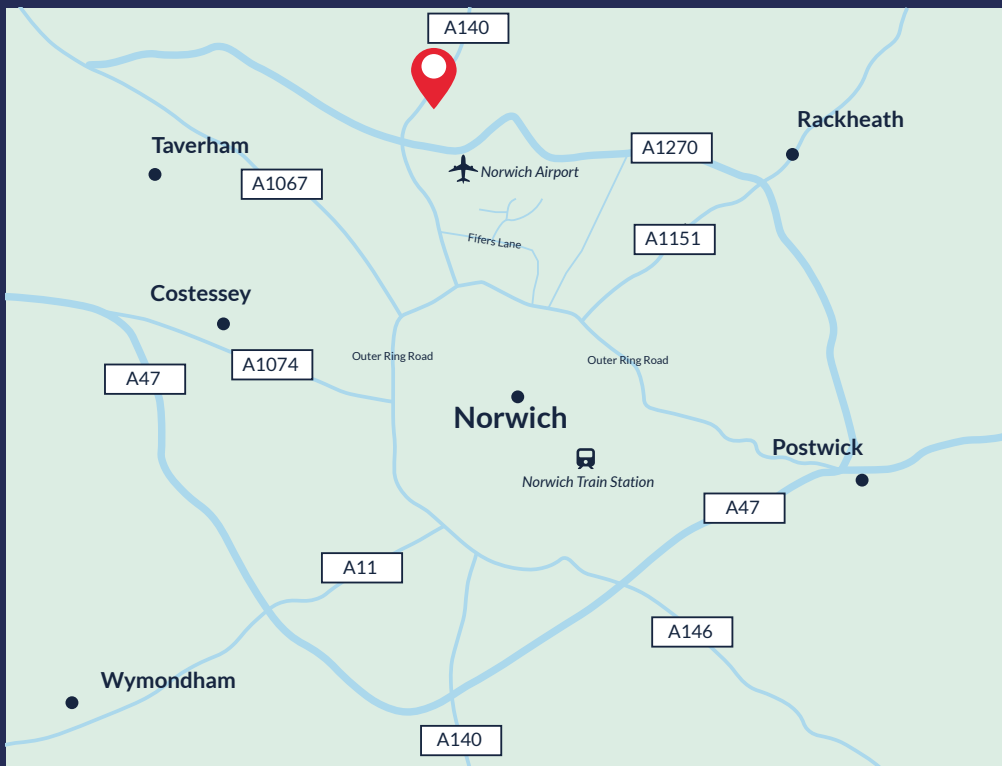
EPC

The unit has an EPC rating of C59, which is valid until 13 April 2034.

Legal Costs

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





Enquiries

Please contact the joint sole agents:

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