

BRAND NEW HIGH SPECIFICATION INDUSTRIAL UNITS

Hethel Enterprise Limited, Hethel,
Wymondham, Norfolk NR14 8EY

TO LET

**18,290 to 36,916 SQ FT
(1,699 to 3,429 SQ M)**

- ESTABLISHED LOCATION ON THE SOUTH SIDE OF NORWICH
- EASY ACCESS TO THE A11
- GENEROUS PARKING AND YARD SPACE

Location

The property is situated to the south-west of Norwich in an established and prestigious commercial location. The A11 is a short drive to the west at the Wymondham Browick Road junction, accessed via the B1135 Stanfield Road.

The development is adjacent to the Lotus Cars factory and close to the Hethel Engineering Centre. Other occupiers in the immediate vicinity include Classic Team Lotus, Knowles UK and Connected Energy.

The A11 provides easy access to the A47 Norwich southern by-pass 5 miles to the north, and to Thetford, Cambridge and beyond to the M11 in the south.

Description

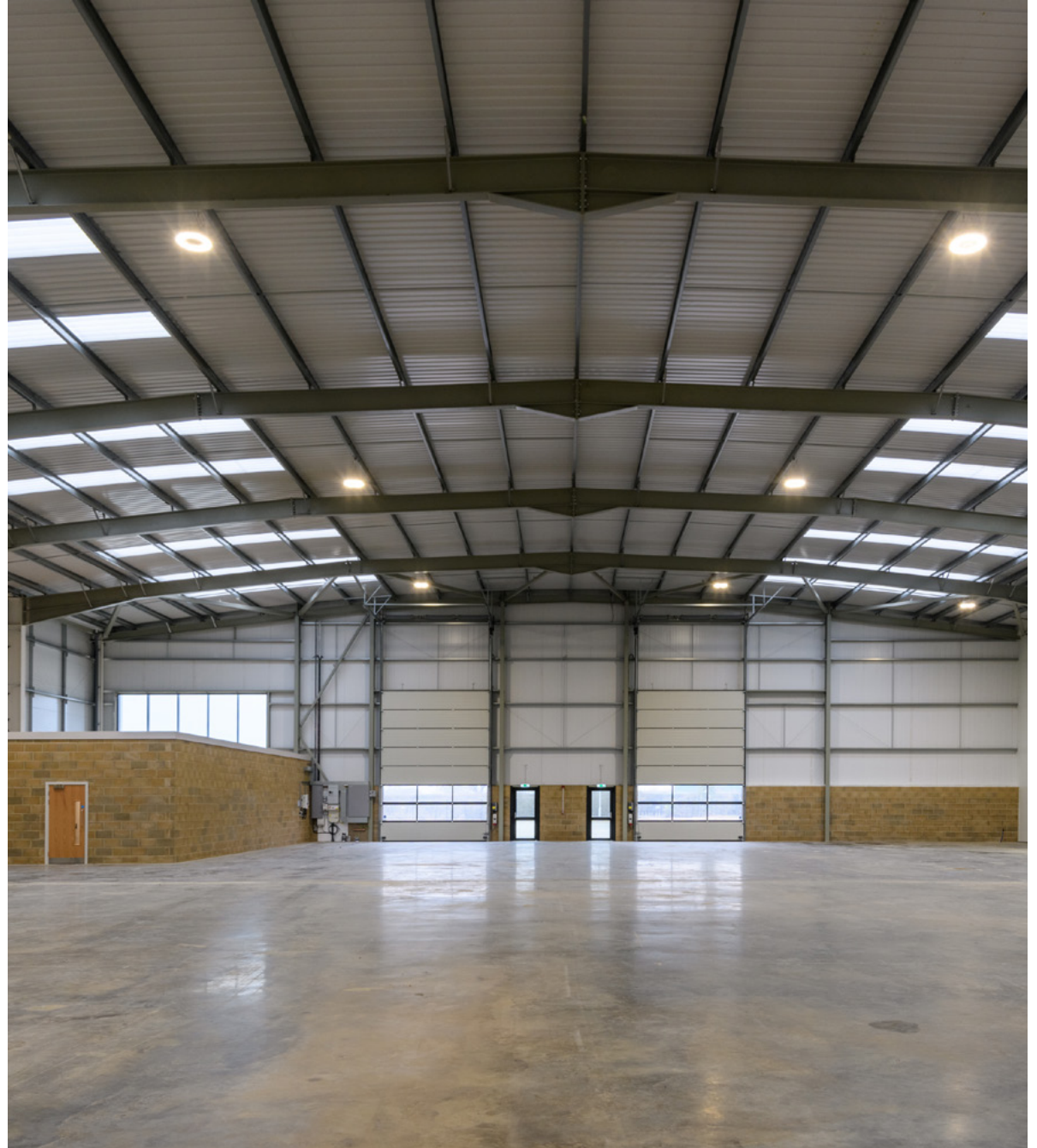
The development provides two brand new adjoining light industrial/warehouse units, with generous forecourts.

The units are of steel portal frame construction, under curved roofs with metal clad elevations. Each unit benefits from the following features:

- Two electronically operated loading doors
- Eaves height of 8.75m
- 15% translucent roof lights
- Concrete floor with 50kN/m² loading
- Column-free space
- PV solar panels
- Intruder and fire alarms

Open plan offices are also provided with carpeted floors, suspended ceilings with recessed LED lighting, comfort cooling, electric space heaters and kitchens.

Externally there are EV charging points for each unit and security fencing.



Accommodation

The following gross internal floor areas are provided:

Hethel Enterprise Clark		
Warehouse	17,386 sq ft	(1,615 sq m)
Offices	1,240 sq ft	(115 sq m)
Total	18,626 sq ft	(1,730 sq m)

Parking – 22 car spaces.

Hethel Enterprise Senna		
Warehouse	17,050 sq ft	(1,584 sq m)
Offices	1,240 sq ft	(115 sq m)
Total	18,290 sq ft	(1,699 sq m)

Parking – 23 car spaces.

Planning

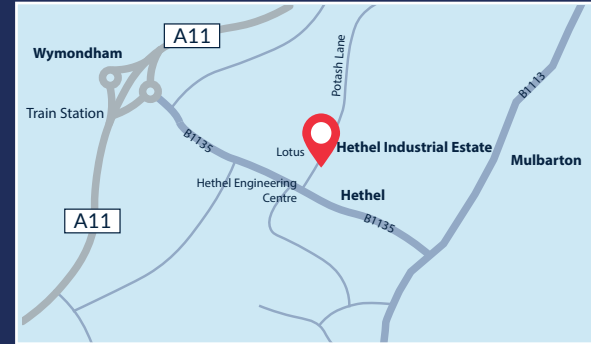
The permitted use is industrial and warehousing as contained within classes E(g), B2 and B8 of the Use Classes Order.

Terms

Each unit is available on a new full repairing and insuring lease for a term to be agreed.

Rent upon application.





Travel Distances

Road	Distance
A11	2 miles
A47	6 miles
A14	37 miles
M11	58 miles

Rail	Distance
Wymondham	2 miles
Norwich	9 miles

Airport	Distance
Norwich	12 miles
Stansted	77 miles

Port	Distance
Gt Yarmouth	28 miles
Felixstowe	55 miles

What3Words ///advancing.goals.rescuer

Further information

For further information, or to arrange a viewing, please contact the joint sole agents.

Bidwells



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