



## Location

Abbey Farm Commercial Park is in Horsham St Faith, just to the north of Norwich. The park is located within 0.5 km of the A140 Cromer Road with the Northern Distributor route approximately one mile south.

Other occupiers on the park include **OASE UK**, **Buddi Ltd**, **Solinatra UK Ltd** and **Seneye Ltd**.

## Description

The property comprises two mid terrace light industrial units with steel portal frame construction and brick elevations. The principal attributes are:

We understand that mains water, drainage and electricity are provided to the unit.

- Established business park
- 2 loading doors
- Separate office facilities
- Disabled WCs
- Forecourt parking

## Accommodation

The properties have the following gross internal floor areas:

H4 and H5: 2,370 sq ft (220 sq m)

## Tenure & Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

## Rent

Rent: **£27,250** per annum

## Energy Performance Certificate

The properties currently have an Energy Performance Asset Rating of:

H4/H5 - C

## Rates

According to the Inland Revenue website the 2026 rateable value is £19,500. Interested parties should make their own enquires of Broadland District Council.

## Planning & Uses

The property is suitable for employment based uses.

## Viewings & Further Information

**Sam Kingston**  
**Roche Chartered Surveyors**  
 01603 756333 / 07796 262472  
 samk@rochechs.co.uk

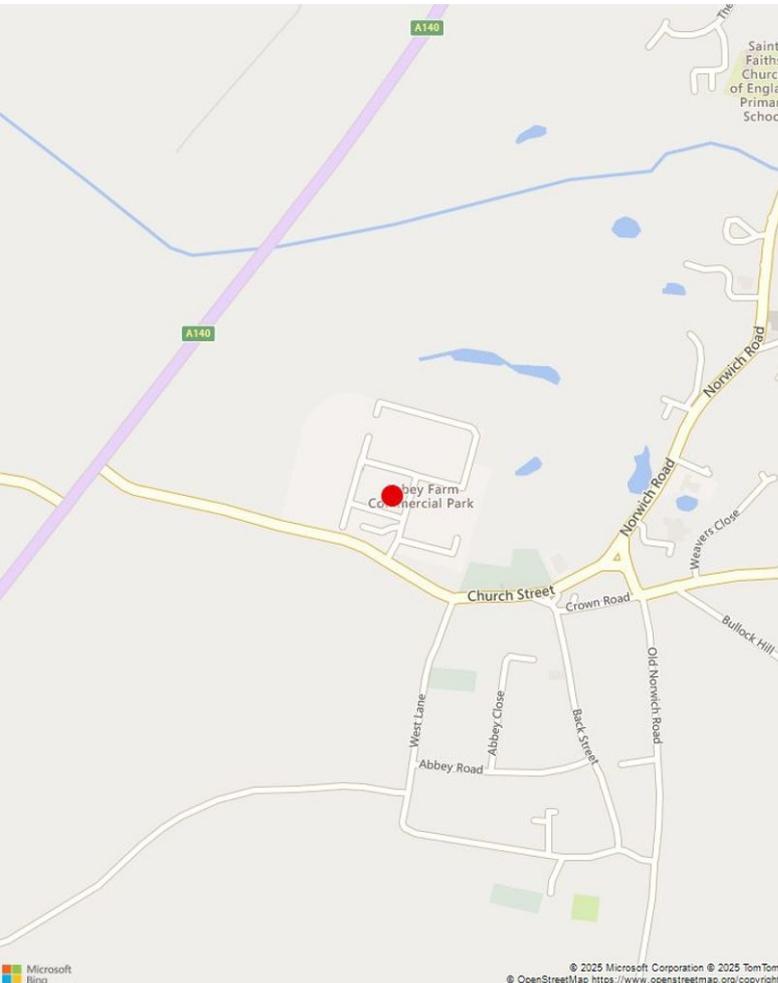
## Service Charge

There is an estate service charge to cover the maintenance and repair of the common areas. Further details available on application.

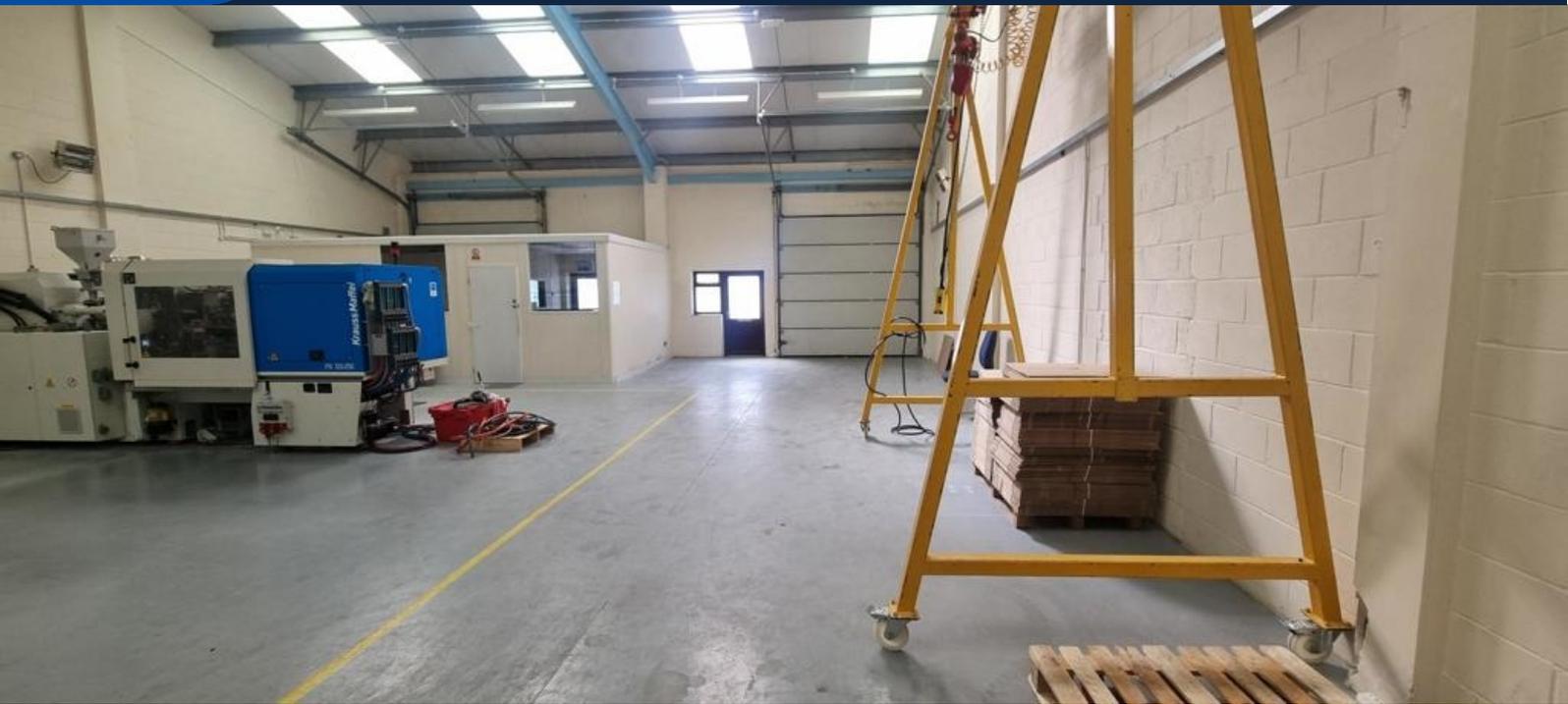
## Legal Costs

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

**Chris Squirrell**  
**Bidwells**  
 01603 229323 / 07887 830124  
 chris.squirrell@bidwells.co.uk



**SUBJECT TO CONTRACT**  
 You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk)



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