

UNITS 1, 2A, 3 & 10, HALL FARM WORKSHOPS, MORNINGTHORPE, NORWICH, NR15 2LJ

TO LET | WORKSHOP UNITS IN A RURAL SETTING

335 TO 900 SQ FT (31 TO 84 SQ M)

- Rents from £70 per week (plus service charge and insurance)
- Suitable for a variety of uses
- Workshops available in various sizes
- Circa 1 mile from the A140
- Flexible leases
- Immediately available

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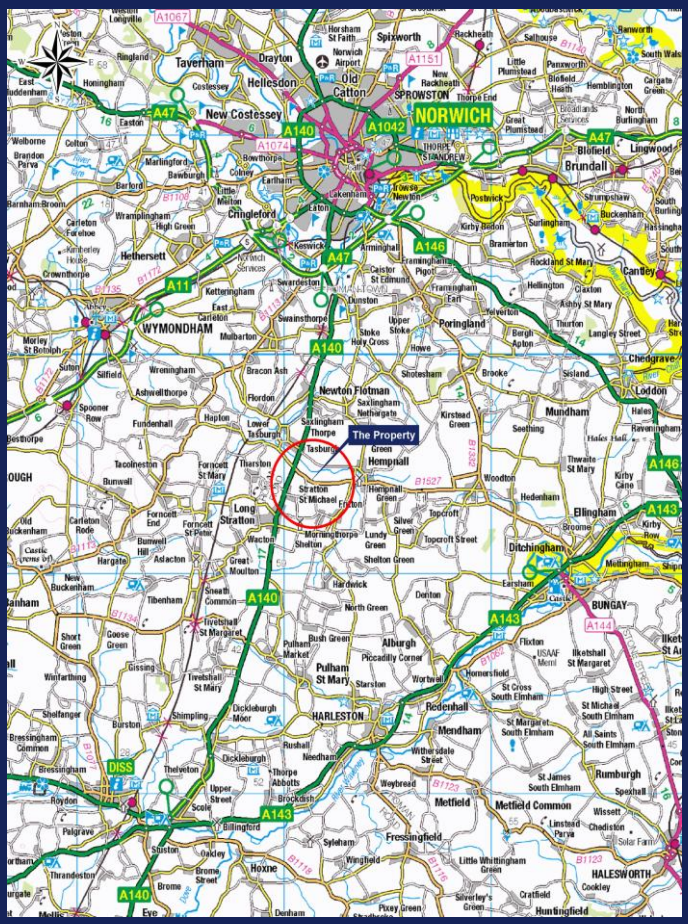
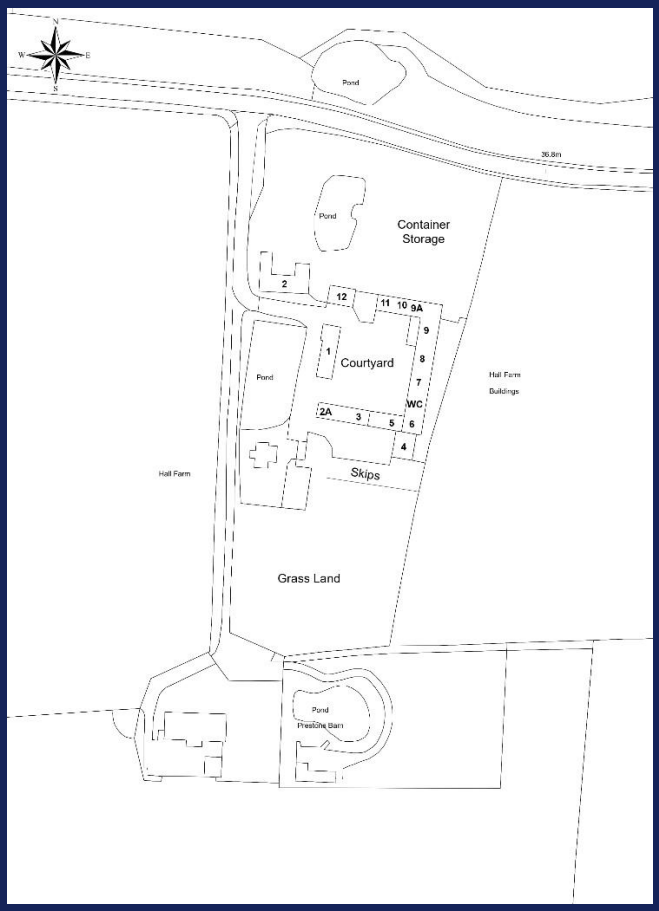
LOCATION

The workshops are situated adjacent to the B1527 road circa 1 mile to the east of the A140 Hempnall roundabout.

Norwich City centre is approximately 10 miles to the north with the New Long Stratton bypass providing improved access to the south.





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SUMMARY

Description

The Hall Farm Workshops complex comprises 15 light industrial units which are accessed from the B1527 road via a tarmac entrance drive and courtyard. This is an interesting conversion of traditional single storey farm buildings in a former estate yard.

We understand that mains water and electricity are provided to each unit. Foul drainage to a treatment plant.

- There are 4 separate units available
- Available for a variety of uses subject to planning
- Good access to road network
- Spacious site
- Forecourt parking
- Shared, communal WCs
- Gated security at night
- Mixed range of tenants

Accommodation

The units have the following approximate gross internal floor areas:

	Sq Ft	Sq M
Unit 1	900	83.61
Unit 2A	500	46.45
Unit 3	453	42.08
Unit 10	335	31.12

Some improvements will be made to the units pre-letting.

Please speak to the Agent for further details.

Terms

The units are available on an internal repairing lease, which is to be contracted outside of the security provisions (s.24-28) of the Landlord & Tenant Act 1954.

Rent upon application.

Service charge and insurance premium will be payable in addition to the rent.

The Landlord is responsible for the repair of the structure with the Tenant responsible for internal repairs and decorations.

Business Rates

According to the Valuation Office Agency website the units have the following Rateable Values:

Unit 1:	£7,200
Unit 2A:	£4,200
Unit 3:	£3,550
Unit 10:	£8,000*

* Unit 10 is currently jointly rated with Unit 9 and 9A, and so will need to be split for individual use.

Applicants may be eligible for 100% rates relief under the Small Business Rates Relief scheme. Applicants are advised to contact South Norfolk District Council to discuss their individual circumstances regarding the payment of rates.

EPC

As units 3 & 10 are currently marketed they do not meet the requirements to necessitate EPCs.

Unit 1 – Band C
Unit 2A – Band E

For further information, contact the Agents.

VAT

VAT is not payable on charges from the Landlord.

Costs

The Tenant will contribute towards the Landlord's legal costs incurred in drafting the Lease.

Enquiries

Christopher Bond / Elle Ashton
07774 818 357 / 07353 152 974
christopher.bond@bidwells.co.uk
elle.ashton@bidwells.co.uk

01603 763939
bidwells.co.uk

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GALLERY







