



Location

Wymondham is a historic market town located approximately 9 miles south of Norwich and is the largest town in the South Norfolk district. Being located adjacent to the A11, the town has excellent road links to Norwich and to the rest of the region, resulting in its expansion as an employment centre. The property is located within the popular industrial estate around Ayton Road and has good access to Wymondham town centre, the railway station and the A11. Nearby occupiers include Barley Chalu, Kier, Hi-Span and H Young Structures.

Description

The property comprises an office / workshop building with the following specification and features:

- Ground and first floor offices
- Dedicated reception area
- Extensive workshop / storage space
- Male and female WC's
- Staff welfare / kitchen facilities
- Dispatch store with two roller shutter doors
- Radiator heating or comfort cooling to the offices
- Total site area of 0.75 acres
- 40 parking spaces

Rent

£95,000 per annum exclusive

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

Accommodation

The approximate gross internal floor areas are as follows:

Ground and first floor offices	1,476 sq ft	(137.7 sq m)
Reception area	575 sq ft	(53.4 sq m)
Workshop / stores and offices	6,894 sq ft	(640.5 sq m)
Link property	631 sq ft	(58.6 sq m)
Offices	3,891 sq ft	(361.5 sq m)
Dispatch Store	778 sq ft	(72.3 sq m)

Total 14,426 sq ft (1,323.5 sq m)

Tenure & Terms

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

The property is available to let as a whole or in part at a rent of **£6.50 psf**. Further information available on request.

Consideration may also be given to a sale of the long leasehold interest expiring July 2071. Further information is available on request.

Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of TBC. A full copy of the certificate is available upon request.

Rates

The Valuation Office Agency website indicates that as from April 2023 the Rateable Value is **£62,500**. This is not the annual rates payable. The rates payable will depend on the occupier's circumstances and can be obtained from www.gov.uk/correct-your-business-rates which includes a rates payable calculator.

Viewings & Further Information

Sam Kingston
Roche Chartered Surveyors
01603 756333 / 07796 262472
samk@rochecs.co.uk
Ben Common
Roche Chartered Surveyors
01603 756340 / 07917 762230
benc@rochecs.co.uk

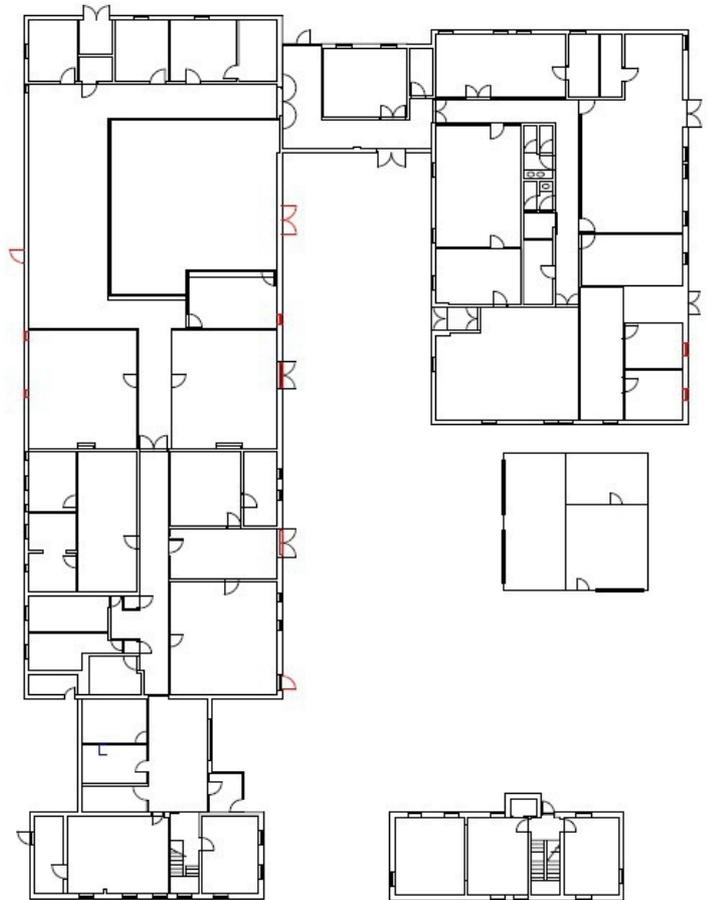
Plant & Equipment

None of the systems or equipment in the property have been tested by us to ensure that they are in working order. Prospective tenants may wish to make their own investigations.

Legal Costs

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

Mark Alexander
Alexander Real Estate
07966 151744
ma@alexre.co.uk



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IMPORTANT NOTICE

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a) The particulars are set out as a general outline only for the guidance of intending purchasers or tenants and do not constitute, nor constitute a part of, an offer or a contract.

b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

c) No person in the employment of Roche Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property



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