



UNITS H4 & H5, ABBEY FARM COMMERCIAL PARK, HORSHAM ST FAITH, NORWICH NR10 3JU

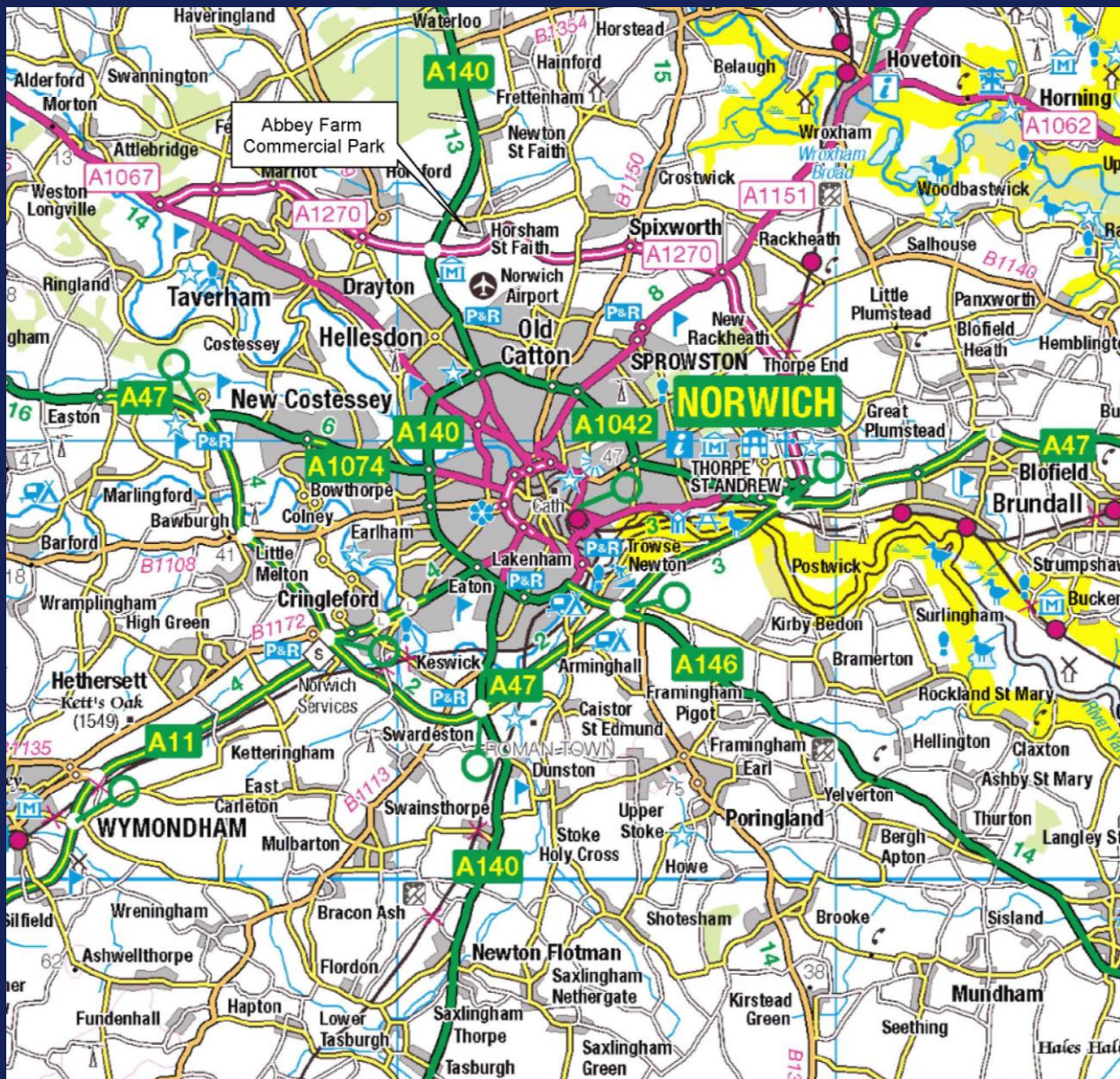
TO LET | WAREHOUSE WITH OFFICE
2,370 SQ FT (220.17 SQ M)

- Modern unit with forecourt
- Office, kitchen and WCs
- Well maintained estate close to the NDR

LOCATION

Abbey Farm Commercial Park is located in Horsham St Faith just to the north of Norwich. The Park is located a few hundred metres from the main A140 Cromer Road, which leads to the NDR and Norwich International Airport. The Norwich Outer Ring Road is circa 2 miles south.

Other occupiers on the park include OASE UK, Buddi Ltd, Pentaco Construction and Seneye Ltd.



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SUMMARY

Description

Unit H4 & H5 is a single unit. It comprises a mid-terrace light industrial unit of steel portal frame construction and brick elevations. There are two warehouse roller doors and two personnel doors. Please note that the office is located behind one of the roller doors. The minimum eaves height is 4m.

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

- Established business park
- Two roller doors
- Office facilities
- Accessible WCs
- Forecourt parking

Accommodation

The property has the following gross internal floor areas:

	Sq Ft	Sq M
Unit H4/H5	2,370	220.17

The office provides circa 270 sq ft (25 sq m)

At the front there is a double forecourt and 8 car parking spaces.

Terms

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

Rent upon application.

Business Rates

According to the Valuation Office Agency the unit has a RV of £19,500, effective 1 April 2026.

EPC

The unit has an EPC with an asset rating of C73, valid until 24 November 2032.

VAT

VAT is payable on all charges from the Landlord.

Enquiries

Chris Squirrell
07887 830 124
chris.squirrell@bidwells.co.uk

Will Jones
07899 061 892
william.jones@bidwells.co.uk

Joint Agent

Sam Kingston – Roche Chartered
Surveyors
07796 262 472
samk@rocheecs.co.uk



GALLERY

