



Location

The property forms part of the Rackheath Industrial Estate and is located on Wendover Road, the main estate road. The estate is approximately 4 miles to the northeast of Norwich. The estate is an established business location, serving the Norwich area and lies close to the Broadland Northway (Northern Distributor Road).

Nearby occupiers include **Lisa Angel**, **Anglian Direct** and **Shred Station**.

Description

The property will have:

- Eaves to 6.5 m
- First floor offices
- Portal frame
- Insulated cladding

Accommodation

The unit provides a gross internal floor area 9,278 sq ft (862 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

£111,000 per annum exclusive.

Rates

The rates are to be assessed.

The rates payable will depend on the occupier's circumstances and can be obtained from either Broadland District Council, or via www.gov.uk/correct-your-business-rates which includes a rates payable calculator.

Legal Costs

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

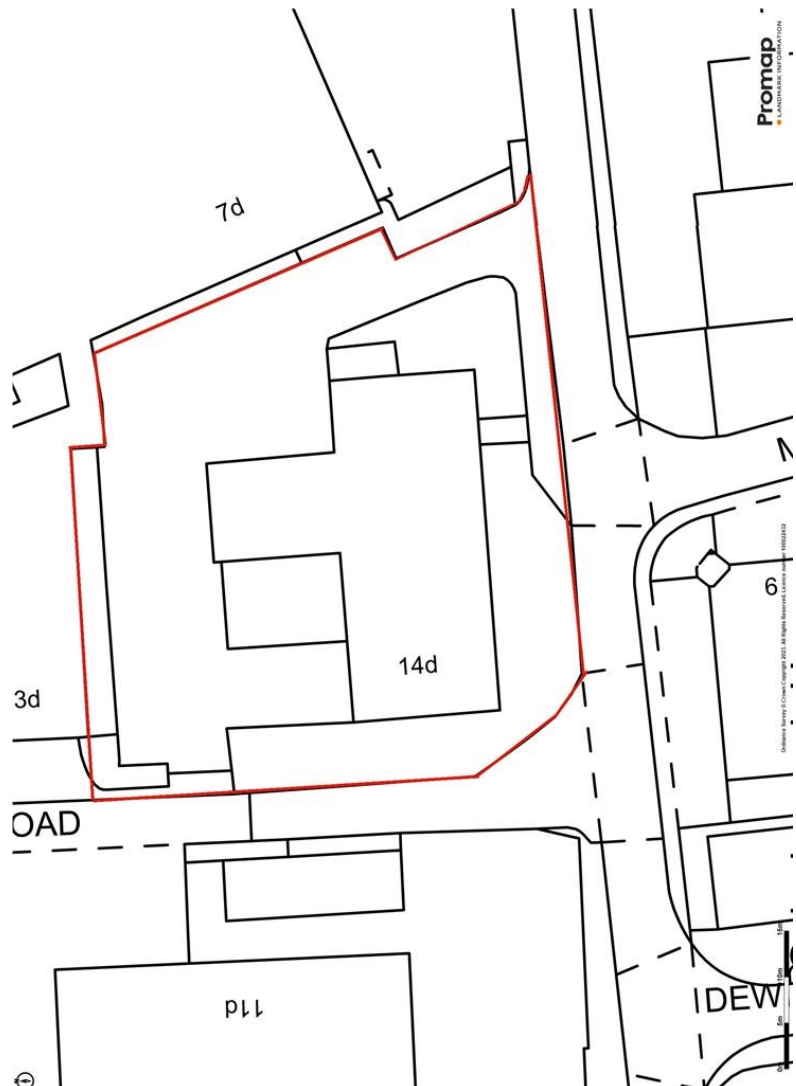
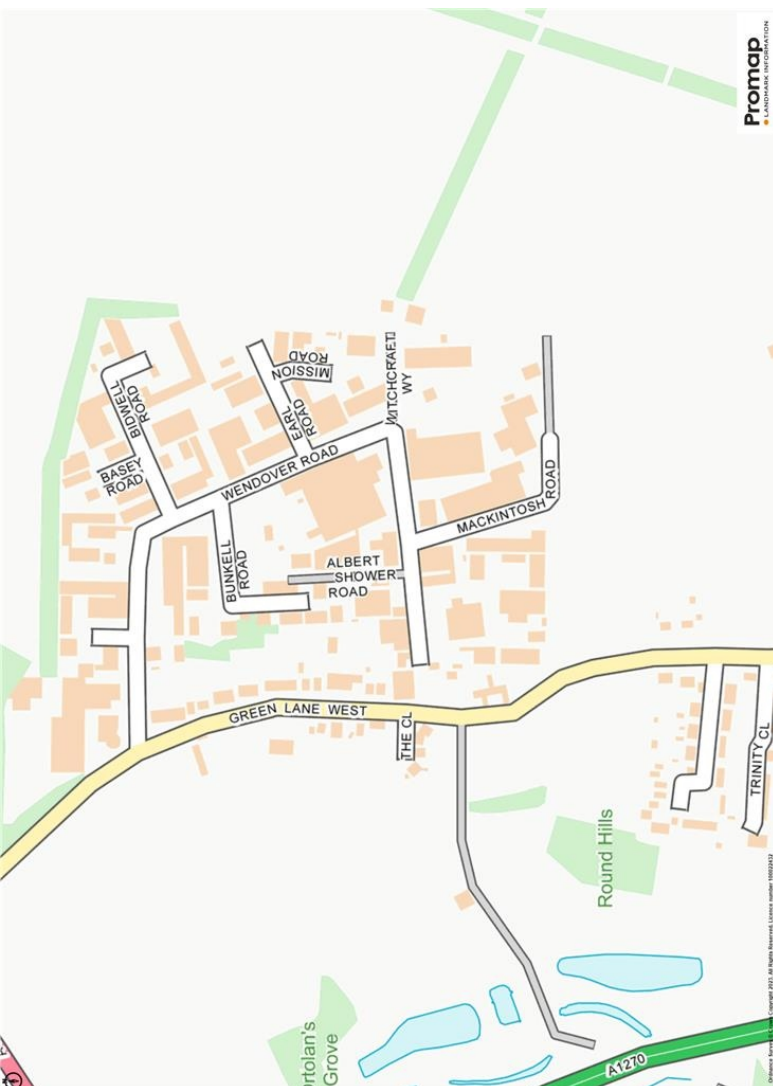
Viewings & Further Information

Sam Kingston

Roche Chartered Surveyors

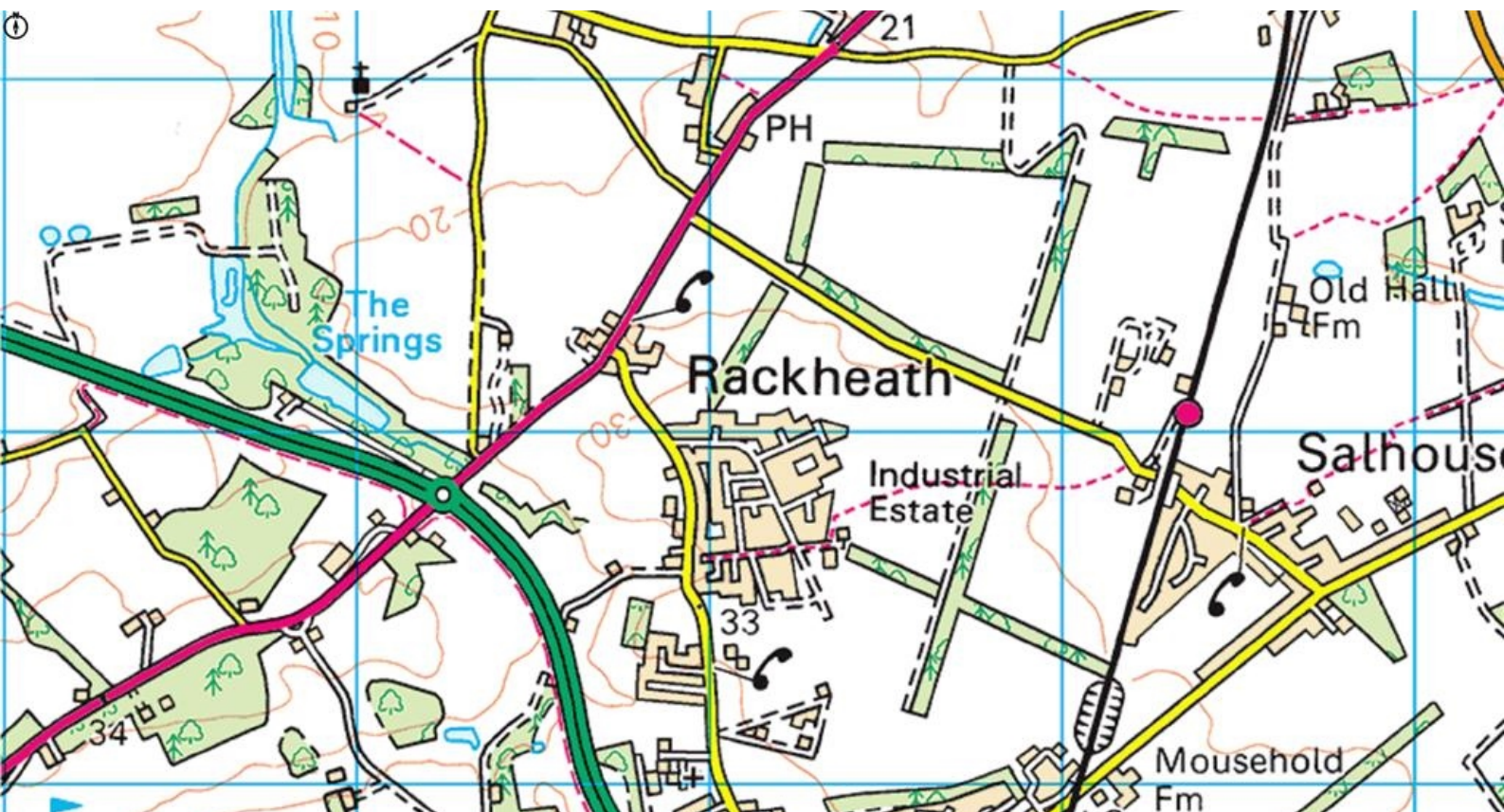
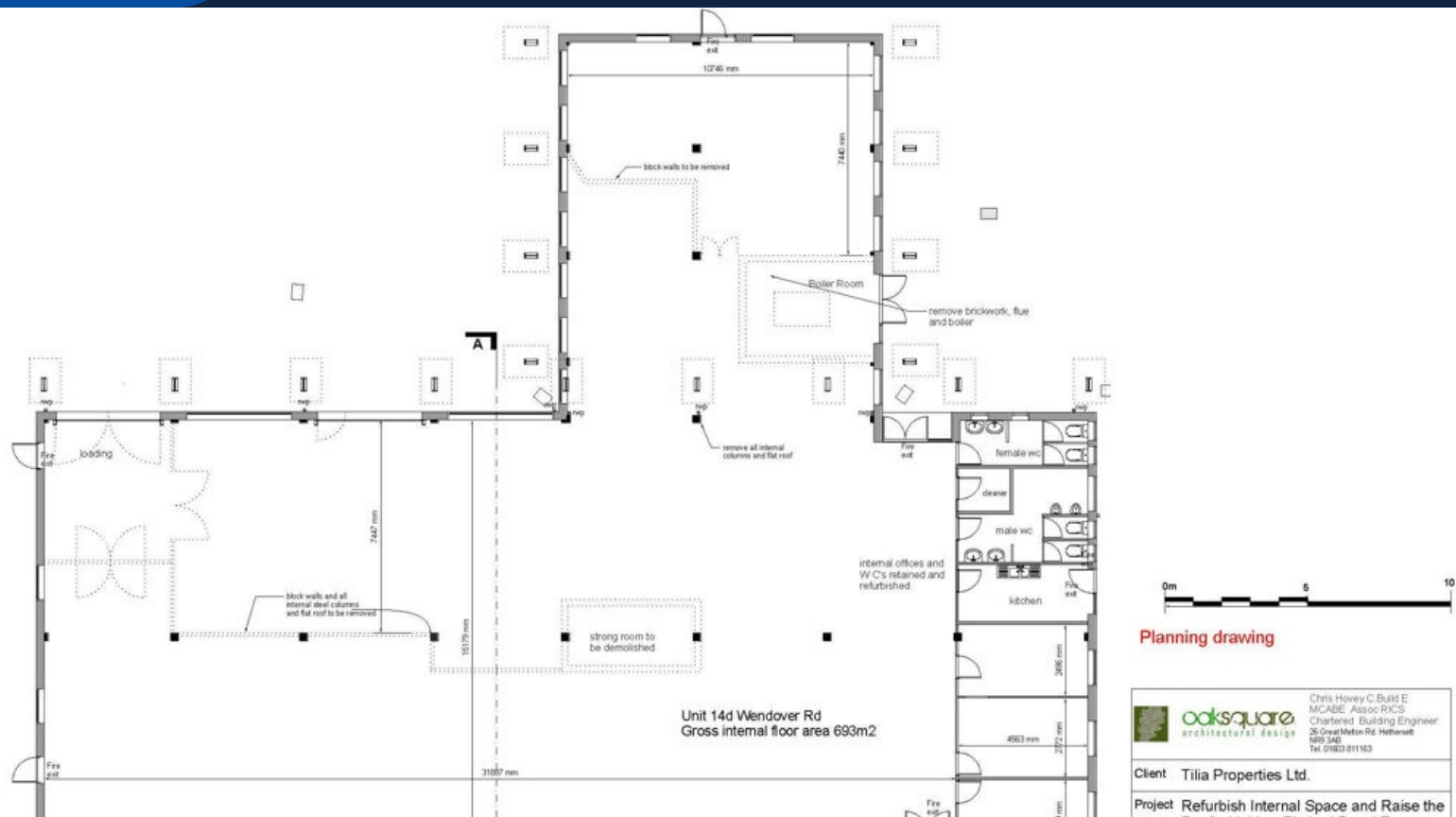
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SUBJECT TO CONTRACT

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



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