

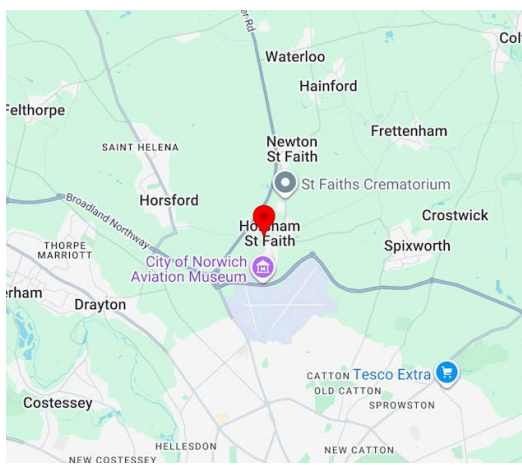


ROCHE

Unit B4/5 Abbey Farm Commercial Park, Horsham St Faith, Norwich, NR10 3JU

Industrial / Warehouse To Let | Rent on application | 4,721 sq ft

Industrial / Warehouse, To Let



Location

Abbey Farm Commercial Park is in Horsham St Faith, just to the north of Norwich. The Park is located a few hundred metres from the main A140 Cromer Road, near Norwich International Airport. The Norwich Outer Ring Road is only 2 miles south and the Northern Distributor Route within 1 mile south. Other existing occupiers on the Park include Oase, Starline, RA Brown Heating and CODA Compostables.

Description

The property is an end-of-terrace light industrial unit with a steel portal frame construction and brick elevations. It benefits from solar panelling providing electricity, a high ratio of rooflights, two full-height roller shutter doors and two personnel doors. The layout provides column-free warehouse space with disabled WC facilities to the rear of the unit. The property has an internal eaves height of approximately 3.5 m (11.5 ft.) with an apex height of 5.25 m (17.2 ft.).

Key Points

- Solar panelling providing electricity
- Situated on an established Business Park
- Forecourt with 8 car parking spaces approximately
- Column free warehouse with 2 loading doors
- Located just North of the Northern Distributor Road, just off the A140

Accommodation

Name	sq ft	sq m
Unit	4,721	438.60

Terms

A new full repairing & insuring lease is available for a term to be agreed.

Services

We understand that mains water and electricity are all provided to the unit. The solar panels are owned and maintained by the landlord. A rate for solar electricity will need to be agreed prior to the lease.

Summary

- Rent: Rent on application
- Business rates: The property is yet to be assessed by the HMRC.

Further information

- [View details on our website](#)

Contact & Viewings

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