

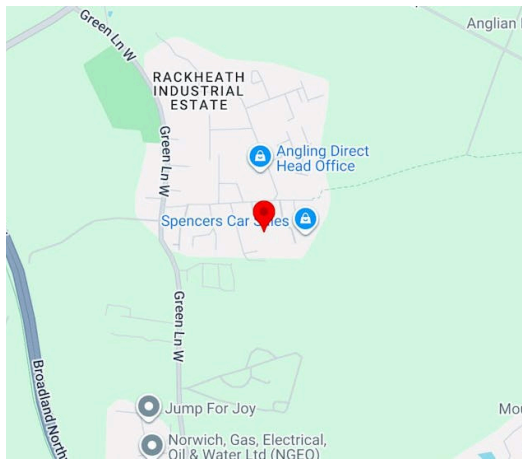


ROCHE

15 Ramirez Road, Rackheath, Norwich, NR13 6GD

Industrial To Let | £35,250 per annum | 4,264 sq ft

Semi-detached Warehouse / To Let.



Location

The property forms part of the Rackheath Industrial Estate and is located just off Wendover Road, the main estate road. The estate lies approximately 4 miles to the North East 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, B2B Cafe, Spencers Motor Sales and Anglian Direct.

Description

The property is a semi-detached warehouse, of steel portal frame construction, with plastic coated insulated cladding and brick footings. It benefits from 2 roller shutter doors, office, kitchen and WC. There is parking to the front of the unit.

Key Points

- 2 roller shutter doors- 5m by 5m and 7.6m by 5m
- Eaves of 5.80m
- Modern plastic-coated cladding
- Popular industrial estate

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed. Our client reserves the right to charge VAT at prevailing rate.



Summary

- Rent: £35,250 per annum
- Business rates: Rateable value is £25,750
- Service charge: Please contact the agents for more information.
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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