ROCHE

# Unit 5, Ayton Road, Wymondham, NR18 0QH

## Industrial / Warehouse To Let | £10,500 - £45,000 per annum | 1,239 to 6,373 sq ft

Industrial / Warehouse Unit To Let - Available individually, in part, or in combination with Unit 6

## 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, HiSpan, H Young and Screwfix.

## Description

The properties are available to let individually or in combination.
Unit 5 comprises a brick and block steel portal frame light industrial unit with the following specification and features:

## Key Points

- Open plan storage unit
- Minimum eaves 5.29m
- Full height roller shutter loading door (3m W x 4m H)
- LED Lighting
- Translucent lighting pannels
- Three phase electricity supply can be provided
- There is no water, drainage or gas supply to the unit

## Accommodation

| Description | sq ft | sq m | Rent |
|---|---|---|---|
| Unit 5A (Front) | 1,239 | 115.11 | £10,500 /annum |
| Unit 5B (Rear) | 1,293 | 120.12 | £10,500 /annum |
| Unit 5 | 2,533 | 235.32 | £18,000 /annum |
| Unit 6 | 3,840 | 356.75 | £27,000 /annum |

## Terms

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

## Summary

- Rent: £10,500 - £45,000 per annum
- Business rates: The Valuation Office Agency website indicates that as from April 2026 the Rateable Value for Unit 5 is £16,250. This is not the annual rates payable.
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: D (99)

## Further information

- View details on our website

## Contact & Viewings

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