

NEW BUSINESS UNITS TO LET

Units 9-11 Old Winery Business Park

Cawston, Norwich, NR10 4FE

Brand New Business Units To Let

1,377 to 4,777 sq ft
(127.93 to 443.80 sq m)

- Located On A Modern Business Development
- 12 Miles North West of Norwich
- Suitable for light industrial, warehouse or other uses within Class E
- Four car parking spaces per unit
- New units available individually or as a combination
- Three phase electricity with 20 KVA per unit
- Available Immediately

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Summary

Available Size	1,377 to 4,777 sq ft
Rent	Rent on application
Business Rates	Upon Enquiry
Service Charge	£645.64 per annum Per unit. Billed quarterly in advance.
VAT	Applicable
EPC Rating	Upon enquiry

Description

The Old Winery Business Park is a modern development comprising eight commercial business units which offer office and light industrial accommodation. This new scheme is an extension to the Park comprising six new light industrial/warehouse units arranged as a terrace of four units and two semi-detached units.

The units are available either individually or in a combination of units to suit requirements and are available immediately.

Each unit will benefit from an office, kitchenette and DDA toilet plus dedicated car parking for up to four vehicles. Where a combination of units is required then there may be an opportunity to provide alternative office layouts to suite requirements.

Location

The Old Winery Business Park is located in the village of Cawston, 12 miles north west of Norwich and 4.5 miles south west of Aylsham. The property is situated on Chapel Street approximately 1/4 mile north of the village centre.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 9	1,700	157.94	Available
Unit - 10	1,700	157.94	Available
Unit - 11	1,377	127.93	Available
Unit - 12	1,377	127.93	Let
Unit - 13	1,862	172.99	Let
Unit - 14	1,862	172.99	Let
Total	9,878	917.72	

Terms

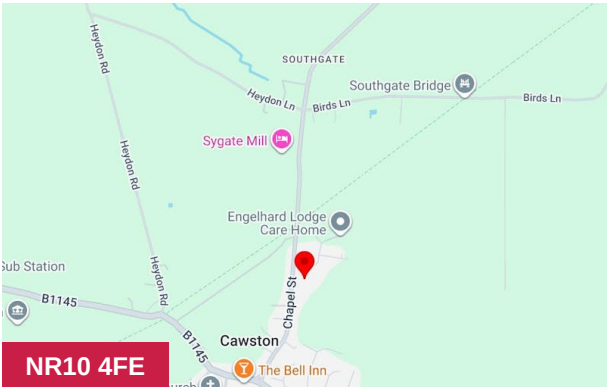
The units will be available by way of a new lease on terms to be agreed.

Timing

Available now

Business Rates

The properties are not currently assessed for business rates as they are undergoing construction. It is anticipated that each unit should qualify for small business relief. Multiple units are unlikely to qualify for the same relief. Further information available from Broadland District Council at the following web address



Viewing & Further Information



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