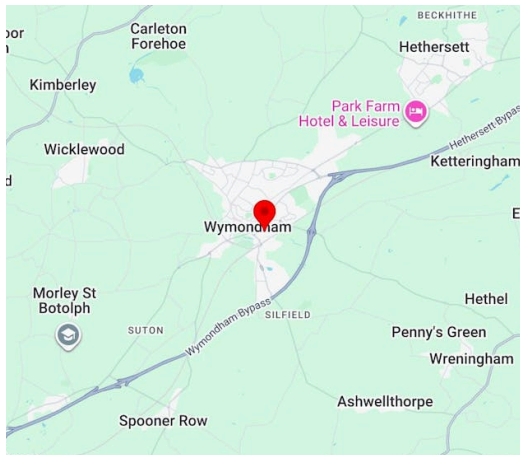




ROCHE

Unit 6, Ayton Road, Wymondham, NR18 0QH
Industrial / Warehouse To Let | £27,000 - £45,000 per annum | 3,840 to 6,373 sq ft
Industrial / Warehouse Unit To Let - Available individually or in combination with Unit 5



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

Unit 6 is available to let individually or in combination with Unit 5.

Unit 6 comprises a brick and block steel portal frame light industrial unit with the following specification and features:

Key Points

- Minimum eaves 3.33m
- Electric Roller shutter loading door 3m (W) x 2.8m (H)
- Strip Lighting
- Translucent lighting pannels
- Three phase electricity supply
- WC facilities
- Water and drainage
- There is no gas supply to the property

Accommodation

Description	sq ft	sq m	Rent
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: £27,000 - £45,000 per annum
- Business rates: The Valuation Office Agency website indicates that as from April 2026 the Rateable Value for Unit 6 is £24,000. This is not the annual rates payable.
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: D (95)

Further information

- [View details on our website](#)

Contact & Viewings

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