

Wendover Rd, Rackheath Industrial Estate, Norwich, Norfolk NR13 6LH



INDUSTRIAL UNITS TO LET

WENDOVER ROAD, RACKHEATH

- Large Warehouse Units To Let
 - Size (approximately): 28,957 sq.ft. (2,690.1 M₂)
- Loading Canopy with dock leveller (440 M₂)
- Mess Room & Office facilities (133.5 M₂)
- New Roof (2013) & Refurbished to high standard
- Forecourt Parking & Secure Fenced Areas



01603 722892

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Location

The Rackheath industrial estate is situated within 15 minutes drive from Norwich. This large commercial property site gives quick access to the A11, the A47 and Norwich International Airport.

Description

The subject property is size (approximately): 28,957 sq.ft. (2,690.1 M²) distribution warehouse development by Tilia Properties. The property is constructed of steel portal frame with brick/block infill walls under a pitched profile steel clad roof.

Internally, the units benefits from a large warehouse areas with loading canopy with dock leveller (440 M²). The internal office and mess room includes kitchen and WC facilities (133.5 M²). The units were fitted with a New Roof in 2013 and have been refurbished to high standard. Externally the unit has forecourt parking and unloading area plus secure fenced areas.

Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice and calculate the following gross internal floor areas:

Units 1-2D Size (approximately): 28,957 sq.ft. (2,690.1 M²)

Terms

The premises are available to let on a new lease for a set minimum term. Please contact our office for the latest rental details.

A maintenance rent, equating to a maximum of 2.5% of the annual rent will be levied to cover the cost of repairs and maintenance of the external and communal areas of the estate.

Business Rates

We have been verbally advised by Broadlands District Council that the properties are entered onto the rating list as follows:

| Units | Rateable Value | Rates 2017/18 |
|-------|----------------|---------------|
| 1-2D | £TBA | £TBA |

Energy Performance Certificate

The Energy Performance Certificate for this unit is available upon request.

Legal Costs

The ingoing tenant will be responsible for both parties reasonably incurred legal costs.



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Viewing and further information

Strictly by appointment with the sole agent: Tilia Properties Limited
 Contact: Nick Hovey, Telephone: 01603 722892 or E-mail: develop@tiliaproPERTIES.co.uk
 SUBJECT TO CONTRACT