



Tilia Properties Limited

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

LET



INDUSTRIAL UNITS

NOW LET

WENDOVER ROAD, RACKHEATH

- Large Warehouse Units To Let
 - size: 26,263.94 sq.ft. (2,440 M₂)
- Large Warehouses with 3 up and over Doors
- 2 with Internal Loading Docks
- Internal 2 Storey Offices (106.8 M₂)
- Forecourt Parking & Secure Fenced Area
- Exceptional terms for Employment Providers



Similar Industrial Unit interior.



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 a 26,263.94 square feet (2,440 Sq m) 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 unit benefits from a large warehouse areas with 3 up and over doors, with 2 internal loading docks. The internal offices and welfare accommodation is on 2 storey and includes kitchen and WC facilities (106.8 M²). Externally the unit has forecourt parking and unloading area plus a secure fenced area.

Accommodation

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

Units 7-8D 26,263.94 sq.ft. (2,440 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 2014/15
7-8D	£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

Tilia Properties Limited

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