

Unit 10, Snetterton Business Park, Norwich, Norfolk NR16 2JZ



## INDUSTRIAL UNIT

## TO LET

### SNETTERTON BUSINESS PARK

- Industrial Unit to Let -  
Size (approximately): 4,531 sq.ft. (420 M<sup>2</sup>)
- Large concrete Mezzanine Floor
- Warehouse with office content as required
- Corner Plot
- Modern Office
- Yard with ample car parking



01603 722892

### Unit 10, Snetterton Business Park, Norwich, Norfolk NR16 2JZ

#### Location

Unit 10, at Snetterton Business Park has a prominent location adjacent to A11, approximately 20 miles south of Norwich City Centre.

#### Description

The subject property size (approximately) is a 4,531 sq.ft. (420 M2) industrial unit 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 concrete Mezzanine Floor with integral office accommodation, large warehouse area with roller shutter-loading door. The welfare accommodation includes kitchen and WC facilities. Externally the unit has forecourt parking and unloading area.

#### Accommodation

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

Unit 10 (approximately) 4,531 sq.ft. (420 M<sup>2</sup>)

#### 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 Breckland District Council that the properties are entered onto the rating list as follows:

Unit	Rateable Value	Rates 2017/18
10	£TBA	£TBA

#### Energy Performance Certificate

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

#### Legal Costs

The incoming 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, Tel: 01603 722892 or E-mail: [develop@tiliaproperties.co.uk](mailto:develop@tiliaproperties.co.uk)  
SUBJECT TO CONTRACT