

Witchcraft Way, Rackheath Industrial Estate, Norwich, Norfolk NR13 6LR



INDUSTRIAL UNIT TO LET

WITCHCRAFT WAY,
RACKHEATH INDUSTRIAL ESTATE



Similar Industrial Unit interior.

- Industrial Unit to Let -
Size (approximately): 3,613 sq.ft. (335.66 sq m)
- Onsite Garage with office content
- Office and Mess Room facilities
- Forecourt Parking & Secure Fenced Area



01603 722892

Tilia



Properties Limited

Together we grow

Witchcraft Way, Rackheath Industrial Estate, Norwich, Norfolk NR13 6LR

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

Industrial Unit to Let - Size (approximately): 3,613 sq.ft. (335.66 sq m) development by Tilia Properties. The garage facility is constructed of steel portal frame with brick/block infill walls under a pitched profile steel clad roof.

Internally, the garage unit has an office and mess room including kitchen and WC facilities. Externally the unit has forecourt parking and unloading area plus a secure fenced compound.

Accommodation

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

Unit 35 size (approximately): 3,613 sq.ft. (335.66 sq m)

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:

Unit	Rateable Value	Rates 2017/18
35	£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.

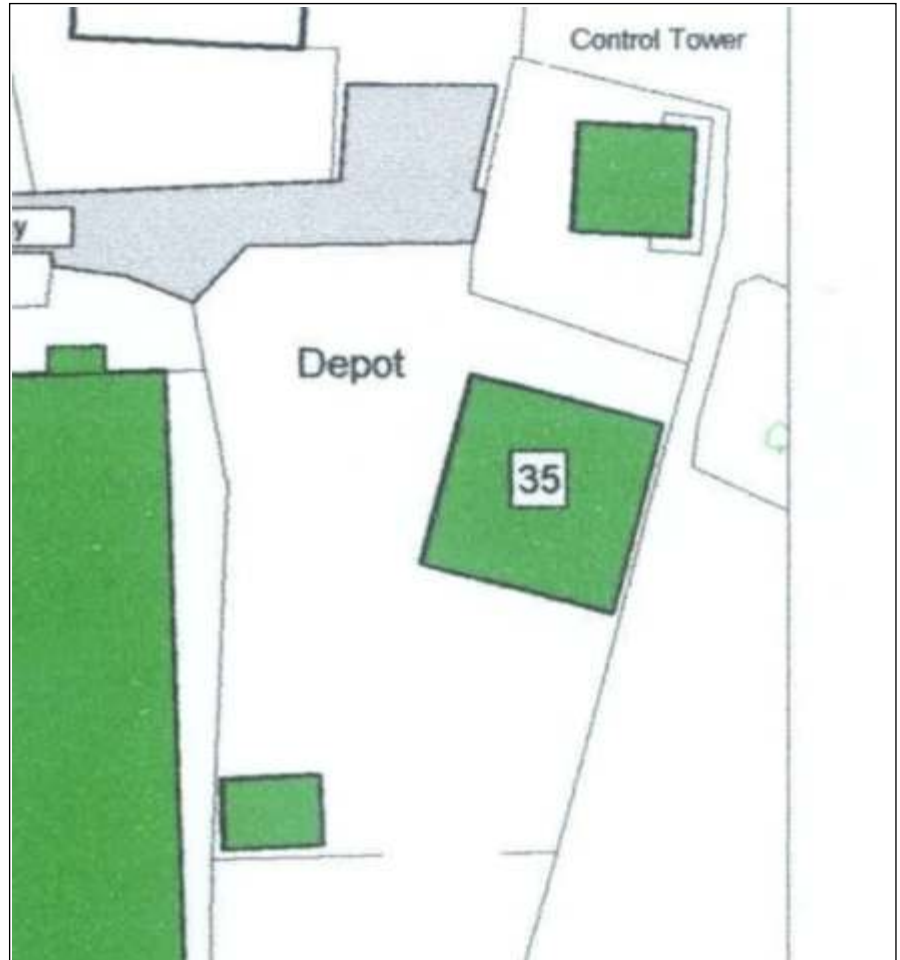


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Viewing and further information

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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