

WISEMAN COMMERCIAL

CHARTERED SURVEYORS & BUSINESS SPACE AGENTS



**UNIT 6 CHARLES WOOD ROAD
RASH'S GREEN INDUSTRIAL ESTATE
EAST DEREHAM
NORFOLK NR19 1SX**

- Terraced Unit – 287 sq.m. (3,088 sq.ft.)
- Trade Counter Warehouse or Light Industrial Use
 - Delivery Forecourt & Car Parking

NEW LEASE AVAILABLE

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Planned refurbishment standard

LOCATION

The Rash's Green Industrial Estate is situated within easy reach of the A47 junction, being a popular industrial and warehousing location.

The unit is one of a terrace of seven similar units on Charles Wood Road and will be available from early 2020.

Other occupiers in the terrace include Wessex Pictures, Fuchs Lubricants, and Hire-a-Lite Ltd.

DESCRIPTION

The unit is of steel frame and red brick construction under a pitched sheet roof.

The main area is open plan, measuring 14.77 m width x 17.50 m depth, with an eaves height of 4.00 m. A front facing single storey extension provides an additional L-shaped office, plus male and female wcs.

Loading is from a sliding roller shutter door accessed from a surfaced front forecourt area with 3 car spaces. There is also a communal overflow car park at the end of the terrace.

Refurbishment to a good decorative standard is planned before tenant occupation (see photograph herewith of an earlier unit in the same terrace).

ACCOMMODATION

Main workshop/warehouse area: 258 sq.m.

Office and wc extension: 29 sq.m.

Total: 287 sq.m. (3,088 sq.ft.)

SERVICES

Mains water, drainage and 3 phase electricity are connected.

TENURE

A new lease is available on tenants full repairing and insuring terms (with Schedule of Condition).

TERMS

Rent: £13,000 per annum (plus VAT)

Subject to Contract

BUSINESS RATES

RV£12,750

Under the current 'small business rate relief scheme' a qualifying occupier should receive a discount on the rates payable (ask agent for details).

LEGAL FEES

Each party to bear their own legal fees.

VIEWING

If you wish to view the property or require any further information from Wiseman Commercial please use one of the following options:

Telephone or text: 07805 713081

E-mail: gary@wisemancommercial.co.uk

Website: www.wisemancommercial.co.uk

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