

# WISEMAN COMMERCIAL

CHARTERED SURVEYORS & BUSINESS SPACE AGENTS



**UNIT 7 CHARLES WOOD ROAD  
RASH'S GREEN INDUSTRIAL ESTATE  
EAST DEREHAM  
NORFOLK NR19 1SX**

- TERRACED UNIT - 294 sq.m. (3,166 sq.ft.)
- TRADE COUNTER, WAREHOUSE or LIGHT INDUSTRIAL USE
- DELIVERY FORECOURT & CAR PARKING

**NEW LEASE AVAILABLE**

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### 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 can be identified by a Wiseman Commercial signboard.

### DESCRIPTION

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

The main area is open plan, measuring 15.05 m width x 17.47 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.

The unit has a surfaced front forecourt area for 3 car spaces and there is also a communal car park at the end of the terrace.

### ACCOMMODATION

Main workshop/warehouse area: 263 sq.m.

Office and wc extension: 31 sq.m.

**Total: 294 sq.m. (3,166 sq.ft.)**

### SERVICES

Mains water, drainage, gas and 3 phase electricity are connected.

### EPC

Band E

### TENURE

A new lease is available on tenants full repairing and insuring terms.

### TERMS

Rent: £14,000 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](mailto:gary@wisemancommercial.co.uk)

Website: [www.wisemancommercial.co.uk](http://www.wisemancommercial.co.uk)

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