

WISEMAN COMMERCIAL

CHARTERED SURVEYORS & BUSINESS SPACE AGENTS



**UNIT 4 CHARLES WOOD ROAD
RASH'S GREEN INDUSTRIAL ESTATE
EAST DEREHAM
NORFOLK NR19 1SX**

- TERRACED UNIT - 285 sq.m. (3,066 sq.ft.)
- WAREHOUSE or LIGHT INDUSTRIAL USE
- DELIVERY FORECOURT & CAR PARKING

NEW LEASE AVAILABLE

t: 07805 713081

e: gary@wisemancommercial.co.uk



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 where occupiers include Fuchs Lubricants, Hire-a-Lite Ltd and Sweetzy Ltd.

DESCRIPTION

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

The main area is open plan, measuring 14.75 m width x 17.45 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 wc's.

Loading is from a 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 was undertaken in May 2020.

ACCOMMODATION

Main workshop/warehouse area: 257 sq.m.
Office and wc extension: 28 sq.m.
Total: 285 sq.m. (3,066 sq. ft.)

SERVICES

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

TENURE

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

EPC

Band E.

TERMS

Rent: £13,500 per annum (plus VAT)

Subject to Contract

BUSINESS RATES

A new Rateable Value is awaited, expected to be determined at circa RV£12,000.

Under the current 'small business rate relief scheme' a qualifying occupier should receive a full or substantial discount on the business 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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