

Substantial semi-detached commercial unit  
with large car park



**11 CHARLESWOOD ROAD  
RASH'S GREEN INDUSTRIAL ESTATE  
DEREHAM  
NORFOLK  
NR19 1SX**

**FOR SALE or TO LET**

## LOCATION

The Rash's Green Industrial Estate, Dereham is located close to the A47 junction (eastbound) affording good accessibility for staff and customers.

The unit is prominently located at the junction of Rash's Green and Charleswood Road and can be identified by a Wiseman Commercial signboard.

## DESCRIPTION

The unit, totalling 1149sq.m. (12,364sq.ft.), comprises a mix of inter-connecting commercial workspace and warehousing bays, plus wcs and associated staff welfare facilities.

The unit has been refurbished and re-decorated to offer clean well-proportioned space with excellent natural light levels.

The main workspace areas are of steel-frame and brick construction, to 4.00m eaves height, under a pitched roof incorporating new rooflights.

A two-storey extension, of brick construction under tiled roof, provides an entrance hall and staff wcs at ground floor level, with a large first floor room suitable for office or canteen use.

The unit has its own fully surfaced car park suitable for parking, delivery access and outside storage if required.

## PLANNING USE

The property is suitable for either Class B8 use (storage and distribution) or Class E use (commercial, business and services).

'Class E' uses that may be suitable within this building are:

- Light industrial or office (formerly Class B1)
- Gym or indoor recreation (formerly Class D2)
- Shop (formerly Class A1)

## ENERGY PERFORMANCE CERTIFICATE

Band D (assessed September 2019).



## ACCOMMODATION

The building layout and internal floor areas are as follows:

| <b>Single storey workspace</b> | <i>sq. m.</i>  | <i>(sq. ft.)</i> |
|--------------------------------|----------------|------------------|
| Bay 1                          | 182.6          | 1,964            |
| Bay 2                          | 380.3          | 4,092            |
| Bay 3                          | 93.0           | 1,001            |
| Bay 4                          | 438.7          | 4,721            |
| <b>Sub-total</b>               | <b>1,094.6</b> | <b>11,778</b>    |
| <b>Two storey extension</b>    | <i>sq. m.</i>  | <i>(sq. ft.)</i> |
| Entrance hall and wcs          |                |                  |
| First floor canteen            | 54.4           | 586              |
| <b>Sub-total</b>               | <b>54.4</b>    | <b>586</b>       |
| <b>Total floor area</b>        | <b>1,149</b>   | <b>12,364</b>    |

## EXTERNAL AREAS

Car Park for 16-20 cars accessed via Charleswood Road.

Large grassed frontage to Rash's Green.

## SERVICES

Mains water, drainage, gas, and 3-phase 100 KVA electricity supplies are connected.

Heating to the two-storey extension is provided by a gas fired boiler central heating system.

## BUSINESS RATES

The unit is awaiting a revised rating assessment from the District Valuation Office, having been physically split from the adjoining Unit 9.

Ask agent for details.

## TENURE

The unit is available either for sale or lease (subject to contract).

Sale price: £475,000 (freehold with vacant possession)

Lease: Minimum 3-year term, on tenant's full repairing terms.

The whole unit is available at a rent of £45,000 per annum.





**WISEMAN  
COMMERCIAL**



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**[wisemancommercial.co.uk](http://wisemancommercial.co.uk)**

## **INFORMATION & VIEWING**

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