

# 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](mailto:gary@wisemancommercial.co.uk)

## LOCATION

The Rash's Green Industrial Estate is located 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 other occupiers include Fuchs Lubricants, Stu Lee Cleaning Services, and Prestige Automotive Services.

## 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 wcs.

Loading is from a roller shutter door (5.00 m width) accessed from a surfaced forecourt area with 3 car spaces. There is also a communal car parking at the end of the terrace if required.

## 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, and 3 phase electricity are connected.

## ENERGY PERFORMANCE CERTIFICATE

Band E

## 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 £14,000

Under the current 'small business rate relief scheme' a qualifying occupier should accordingly receive a 33% discount on the business rates payable.

## LEGAL FEES

Each party to bear their own legal fees

## FURTHER INFORMATION

If you 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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