

WISEMAN COMMERCIAL

CHARTERED SURVEYORS & BUSINESS SPACE AGENTS



**24E EARL ROAD
RACKHEATH INDUSTRIAL ESTATE
RACKHEATH
NORFOLK, NR13 6NT**

- INDUSTRIAL/WAREHOUSE UNIT – 204 sq.m. (2,200 sq.ft.)
 - COURTYARD LOCATION with car parking
 - CLEAN MIX OF WAREHOUSE & OFFICE

NEW LEASE AVAILABLE



LOCATION

The Rackheath Industrial Estate is close to the Northern Distributor Road approximately 3 miles north-east of Norwich.

The unit lies within a small courtyard development on Earl Road, just off Wendover Road, the main estate road.

DESCRIPTION

A clean end-terraced unit comprising:

- Steel frame construction
- Brick elevations with profiled cladding walls / roof
- Internal blockwork walls
- Upvc windows and door
- Sectional roller shutter door.
- L-shaped warehouse with reception office & wc
- Eaves height circa 4.50 m
- First floor office
- Front forecourt car parking for 4 vehicles

ACCOMMODATION

Gross internal floor area	sq.m.	(sq.ft.)
Ground floor warehouse	142	1,528
Ground floor office/wc	35	380
First floor sales office	27	292
Total:	204	2200

SERVICES

Mains water, drainage, and 3 phase electricity supply.

EPC

Band D (rating 93)

TENURE

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

TERMS

Rent: £13,500 per annum, payable quarterly in advance.

Subject to Contract

BUSINESS RATES

RV £9,400

Those entitled to small business rates relief would accordingly receive full business rates exemption occupation under current rating policy.

LEGAL FEES

Each party to bear their own legal fees

VIEWING

If you wish to view the property or require any further information, 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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