

# WISEMAN COMMERCIAL

CHARTERED SURVEYORS & BUSINESS SPACE AGENTS



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

- END-TERRACED UNIT - 292 sq.m. (3,141 sq.ft.)
  - WAREHOUSE with high-bay racking
- 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 Dereham A47 junction, being a popular industrial and warehousing location.

The unit is one of a terrace of seven units on Charleswood Rd and has a prominent location at the junction with the main estate road, Rash's Green.

### DESCRIPTION

The unit is of steel frame and red brick construction, under a re-sheeted pitched roof covering that was installed in September 2023.

The main warehouse area is open plan, measuring 15.04m width x 17.50m depth with an eaves height of 4.00m. It is fitted with circa 72 linear metres of high-bay pallet racking.

A front facing single storey extension provides a reception office plus male and female wcs.

Loading is from a shutter door (4.50m width) accessed from a surfaced forecourt area with 3 car spaces.

### ACCOMMODATION

Main workshop/  
warehouse area: 263 sq.m.

Office and wc extension: 29 sq.m.

**Total: 292 sq.m. (3,141 sq.ft.)**

### SERVICES

Mains water, drainage and 3 phase electricity are connected.

### ENERGY PERFORMANCE CERTIFICATE

Band D (valid until June 2033)

### TENURE

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

### TERMS

Rent: £18,750 per annum (plus VAT)

Subject to Contract

### BUSINESS RATES

RV £13,500

### LEGAL FEES

Each party to bear their own legal fees.

### FURTHER INFORMATION & 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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