

WISEMAN COMMERCIAL

CHARTERED SURVEYORS & BUSINESS SPACE AGENTS



**UNIT 2 CHARLES WOOD ROAD
RASH'S GREEN INDUSTRIAL ESTATE
EAST DEREHAM
NORFOLK NR19 1SX**

- TERRACED UNIT - 287 sq.m. (3,088 sq.ft.)
 - WAREHOUSE or WORKSHOP use
- DELIVERY FORECOURT & CAR PARKING

NEW LEASE AVAILABLE

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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 is close 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 14.79m width x 17.48m depth with an eaves height of 4.00m.

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

Loading is from a roller shutter door (5.00m wide) accessed from a surfaced forecourt area with 3 car spaces.

ACCOMMODATION

Main workshop/
warehouse area: 258 sq.m.

Office and wc extension: 29 sq.m.

Total: 287 sq.m. (3,088 sq.ft.)

SERVICES

Mains water, drainage and 3 phase electricity are connected.



ENERGY PERFORMANCE CERTIFICATE

Band D (valid until January 2027)

TENURE

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

TERMS

Rent: £17,000 per annum (plus VAT)

Subject to Contract

BUSINESS RATES

RV £13,000

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

Website: www.wisemancommercial.co.uk

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