

Substantial semi-detached commercial unit  
with large car park



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

**TO LET**

## LOCATION

The Rash's Green Industrial Estate, Dereham is located close to the A47 inter-change (eastbound) providing easy access to this popular trading location.

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

## DESCRIPTION

A semi-detached steel frame and brick constructed unit, offering a mix of commercial space totalling circa 1,150sq.m. (12,374sq.ft.) with 4.00m eaves height.

The unit provides 4 inter-connecting bays of warehouse/workshop space, 3 offices, a meeting room, staff canteen, locker room and wc facilities plus a private delivery yard and car park for 15+ vehicles.

Used for warehousing and distribution since March 2021 the unit is clean and well-presented, benefits from good natural lighting, and has integral heating, IT, fire alarm and CCTV security systems.

## PLANNING USE

The unit is suitable for either 'light industrial', 'trade counter' or 'storage and distribution' uses

## ENERGY PERFORMANCE CERTIFICATE

Band D (assessed September 2019) as part of unit 9-11 Charleswood Road.

## SERVICES

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

Heating is provided by a gas fired warm air blower (bay 2), central heating to the 2-storey office/wcs, and air-conditioning to the ground floor office and meeting room within bay 4.

Fire and security alarm systems are included, plus IT networking and a CCTV security system with monitor bank within the first-floor control office.



Bay 2



Bay 4



## ACCOMMODATION

The building layout and internal floor areas are as follows:

*sq. m. (sq. ft.)*

### Ground floor

Bay 1	182.6	1,964	
Bay 2	380.4	4,092	(with roller shutter access from car park)
Bay 3	93.0	1,001	
Bay 4	440.4	4,740	(with office, meeting room and canteen)
<b>Sub-total</b>	<b>1096.4</b>	<b>11,797</b>	(plus entrance hall, stair lobby and wcs)

### First floor

Office area	53.6	577	(meeting room and control office)
<b>Sub-total</b>	<b>53.6</b>	<b>577</b>	

### Total floor area

**1,150.0 12,374**

## EXTERNAL

A surfaced yard area, accessed from Charleswood Road, provides roller shutter delivery access to Bay 2, 15+ car parking spaces and the ability to site storage containers (if required).

## BUSINESS RATES

RV £51,500 (April 2023 list)

## TENURE

A new lease is available on tenants full repairing and insuring terms (with Schedule of Condition attached) for a minimum 5-year term.

## RENT

Rent: £52,000 plus VAT per annum (subject to contract)



Meeting Room



Staff Canteen



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COMMERCIAL**



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## **INFORMATION & VIEWING**

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