

WISEMAN COMMERCIAL

CHARTERED SURVEYORS & BUSINESS SPACE AGENTS



**UNIT 6 CHARLESWOOD ROAD
RASH'S GREEN INDUSTRIAL ESTATE
EAST DEREHAM
NORFOLK NR19 1SX**

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

LEASE AVAILABLE (BY ASSIGNMENT)

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LOCATION

The Rash's Green Industrial Estate is situated 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 Charleswood Road, adjacent to the Trafalgar Industrial Park.

Nearby occupiers including Zip, Natures Grub, and Wessex Pictures.

DESCRIPTION

The unit is of steel frame and red brick construction under a pitched sheet roof.

The workshop area is largely open plan, measuring 14.77m width x 17.50m depth, with an eaves height of 4.00m.

A single storey extension provides an L-shaped office, plus male and female wcs.

Loading is from a concertina door accessed from a surfaced forecourt area with 3 car spaces. There is overflow car parking at the end of the terrace.

ACCOMMODATION

	sq. m.	(sq. ft.)
Main workshop/warehouse area:	258	
Office and wc extension:	29	
Total:	287	3,088

SERVICES

Mains water, drainage, gas and 3 phase electricity are connected.

ENERGY PERFORMANCE CERTIFICATE

Band E (valid until Sept 2029)

TENURE

The lease available for assignment is that granted to Symclean Industrial Limited, being for a term ending 23rd June 2027 on tenants full repairing terms.

The lease is automatically renewable thereafter or could be extended now as part of an assignment or re-letting process.



RENT

£13,500 per annum (plus VAT) payable quarterly in advance.

BUSINESS RATES

Current RV: £13,500 (April 2023 list)

Proposed RV: £15,750 (April 2026 list)

Notes

1. The proposed RV is open to challenge before it's adoption in April 2026.
2. Occupiers may qualify for business rate relief under the 'supporting small business relief' scheme due to take effect from April 2026.

LEGAL FEES

Each party to bear their own legal fees

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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