

WISEMAN COMMERCIAL

CHARTERED SURVEYORS & BUSINESS SPACE AGENTS



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

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

NEW LEASE AVAILABLE

t: 07805 713081

e: gary@wisemancommercial.co.uk



LOCATION

The Rash's Green Industrial Estate is located 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 Charles Wood Road adjacent to the Trafalgar Industrial Park.

Nearby occupiers include Zip, Nature's Grub and Wessex Pictures.

DESCRIPTION

The unit is of steel frame and red brick construction under an insulated sheet roof installed in July 2026.

The main warehouse area is mostly open plan, measuring 14.77m width x 17.50m depth, with an eaves height of 4.00m. It has an integral kitchen area and storeroom.

Warehouse loading is from a concertina door accessed from a surfaced forecourt area with 3 car spaces. There is also a communal overflow car park at the end of the terrace.

A single storey extension provides an additional L-shaped office plus male and female wcs all recently decorated and with new LED lighting.

ACCOMMODATION

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

SERVICES

Mains water, drainage and 3 phase electricity are connected.

ENERGY PERFORMANCE CERTIFICATE

Band E (valid until September 2029)

TENURE

A new 5-year lease is available on tenants full repairing and insuring terms.

TERMS

Rent: £17,000 per annum (plus VAT) payable quarterly in advance

Subject to Contract

BUSINESS RATES

RV £15,750 (April 2026)

LEGAL FEES

Each party to bear their own legal fees

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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