

UNIT A FARRIER CLOSE, GATEWAY 11, WYMONDHAM, NR18 0WF

Brand New Warehouse / Light Industrial Unit
19,424 sq ft (1,804 sq m)

- Situated on an established Business Park
- 1,830 sq ft (170 sq m) of first floor offices
- Highly accessible location adjacent to the A11



To Let



Location

Gateway 11 is one of the County's most established and accessible business parks, being adjacent to the A11. The property is situated at the Apex of the park, next to Lidl and opposite the Norfolk & Waveney Healthcare Trust's offices.

The A47 is approximately 3.5 miles to the north-east, with the A11 also providing access to Cambridge and the M11 in the south. Wymondham Railway Station is within 1.5 miles, where there is a regular train service to Norwich.

Opposite the park, there is a Waitrose Superstore which also provides an in-store restaurant, cash point facilities and a petrol filling station.

Other occupiers at Gateway 11 include Norfolk Police Authority, Williams Lea Tag and Johnson Controls.

Description

The property comprises an impressive newly built, high specification warehouse with a generous sized yard and ample car parking.

It is of steel portal frame construction, under a pitched roof with metal clad elevations.

The specification includes:

- Two electronically operated loading doors
- 8m to eaves
- Column free, concrete floor warehouse
- 10% roof lights
- 20 Kn per sq m floor loading
- Open plan, air conditioned offices with perimeter trunking

Externally, there are 21 car parking spaces plus 2 disabled parking bays in addition to a generously sized yard.

Accommodation

The property provides the following gross internal floor area:

Ground floor	-	17,241 sq ft	(1,602 sq m)
First floor offices	-	2,183 sq ft	(202 sq m)
Total	-	19,424 sq ft	(1,804 sq m)

Services

Mains water and electricity are provided to the unit. Gas is available for connection.

Terms

The property is available by way of a new full repairing and insuring lease, for a term to be agreed.

Rent upon application.

Further information

For further information, or to arrange a viewing, please contact the sole agents Bidwells



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