



Modern unit with forecourt and parking
3,653 sq ft (339 sq m)

- Column free warehouse
- Attractive and well-maintained Business Park
- Located north of Norwich, close to the NDR

**UNITS J4-J6 ABBEY FARM COMMERCIAL PARK,
HORSHAM ST FAITH, NORWICH, NR10 3JU
TO LET**

Location

Horsham St Faith is to the north of Norwich just off the main A140 Aylsham Road and Northern Distributor Route as well as being close to the Norwich International Airport.

Local Facilities

Horsham St Faith offers various amenities within a five-minute walk, including a post office, a village shop and a public house. A regular bus service runs to and from Norwich.

Description

The property comprises a mid-terrace light industrial unit with a steel portal frame construction and brick elevations. The unit benefits from two full height roller shutter doors, providing warehouse access as well as an attractive full height glazed entrance providing customer and personnel access.

The layout provides column free warehouse space with a disabled WC and kitchen facilities.

The property has an internal eaves height of approximately 5.6 m (18.4 ft).

Externally a forecourt and parking area is provided.

Accommodation

We calculate that the property has a gross internal area of **3,653 sq ft (339.37 sq. m)**

Terms

The property is available on a new full repairing and insuring lease, terms to be agreed. The property will be available from May 2022.

Rent on application.

Estate Charge

A service charge is payable towards the maintenance and upkeep of the Park.

Business Rates

The property is listed in the 2017 rating list as 'warehouse and premises' with a rateable value of £20,750.

Legal Costs

Each party to be responsible for their own legal costs.



Energy Performance Certificate

A new EPC certificate will be undertaken when the tenant vacates.

Enquiries

Chris Squirrell
01603 229 323
chris.squirrell@bidwells.co.uk

Will Jones
01603 229 321
william.jones@bidwells.co.uk

Sam Kingston
01603 756 333
samk@rochecs.co.uk



Important Notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Bidwells LLP has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

Bidwells LLP is a limited liability partnership registered in England & Wales (registered number OC344553). Registered head office is Bidwell House, Trumpington Road, Cambridge, CB2 9LD, where a list of members is available for inspection

April 2022