



**UNIT 3 AND 3A, OAKS FARM, BESTHORPE ROAD,
CARLETON RODE, NORWICH, NR16 1NF**

TO LET | COMMERCIAL UNITS

£33,500 PER ANNUM

5,741.88 SQ FT (533.4 SQ M)

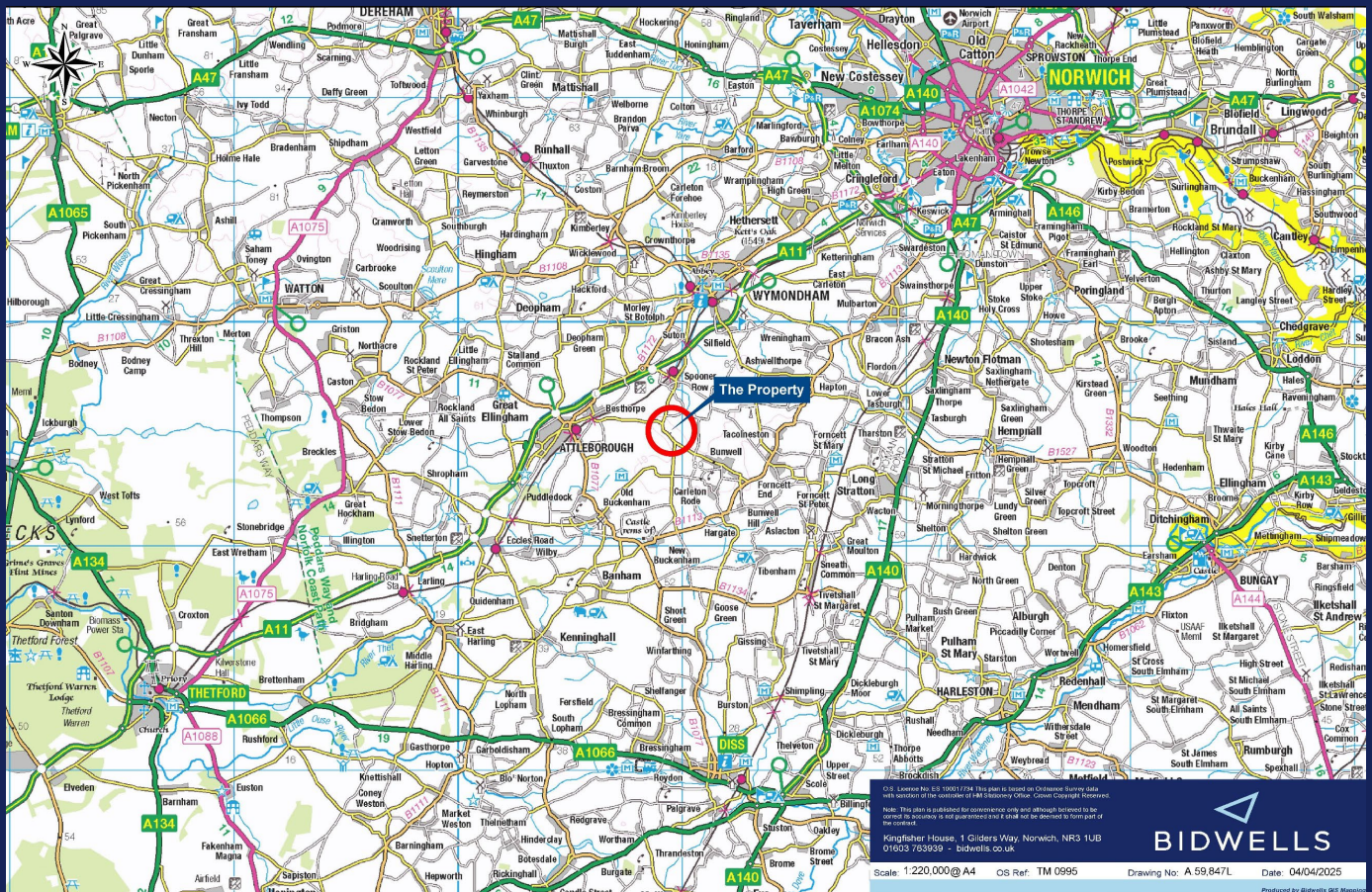
ON A SITE OF APPROXIMATELY 0.69 ACRES (0.279 HA)

- Offices & Workshop / Storage Premises
- Excellent location within easy reach of the A11
- Suitable for a number of uses
- Comprised of a main larger unit and separate smaller unit



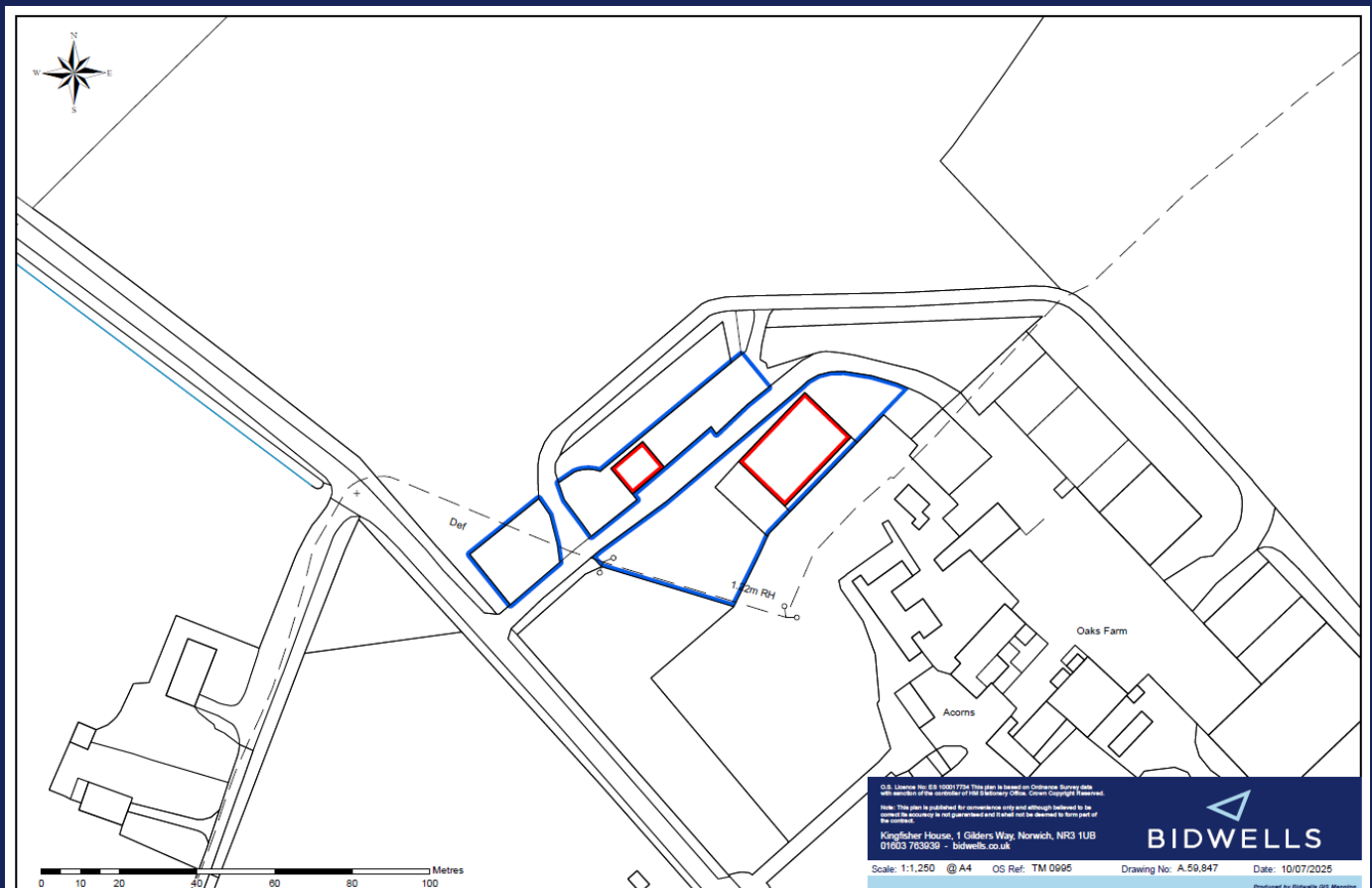
LOCATION

Oaks Farm is situated in the rural location of Carleton Rode. The property benefits from good access onto the A11 which is approximately 3 miles away.



THE SITE

Unit 3 and 3a are located on the edge of the Landlord's farm with similar commercial units to the rear and the farmhouse to the side. The site is secure with gated access.



The units sit upon a site of approximately **0.69 acres**.

To the front of Unit 3 is a concrete pad measuring approximately 250m². The pad leads onto a hardstanding gravel yard/apron that could provide parking for at least 20 cars or provide sufficient turning space for articulated trucks.

SUMMARY

Description

The Units are in good condition and ready for occupation.

Unit 3a, on the left when entering the site, is constructed of a steel frame in a similar style to Unit 3 and features 3 manual roller doors. The GEA is approximately 997.88 sq ft, and it sits on a site of approximately 0.24 acres.

Unit 3 is a sole-let unit of two parts:

- The offices are set over two storeys,
- The workshop / storage space wraps around the offices on two sides.

The workshop area has a polished concrete floor, a maximum height of 6.92m to the ridge, and a height to the eaves of 4.29m to the eaves. Vehicular access can be taken via the electric roller shutter door that leads out to the concrete pad at the front of the unit.

There is a good quality kitchen and ample WC facilities.

The offices are carpeted throughout with good electrics.



Accommodation

The Gross Internal Areas of Unit 3 are as follows: -

Ground Floor

Workshop:	259.2 sq m	(2,786 sq ft)
Offices:	47.8 sq m	(513 sq ft)
Hall:	23.9 sq m	(256 sq ft)
Cloakrooms:	18.6 sq m	(199 sq ft)
Kitchen:	7.9 sq m	(84 sq ft)

First Floor

Offices	72.7 sq m	(779 sq ft)
Landing	10.6 sq m	(113 sq ft)
TOTAL	440.7 sq m	(4,730 sq ft)

Services

The main unit benefits from mains single and three phase electrics. There is oil fired central heating with dedicated tank to the rear. Water is supplied via a private borehole for which the charge is currently fixed at £300 per annum. There is a private sewage treatment plant. The unit also benefits from access to an air compressor that is kept in a lean-to to the neighbouring unit.

Additional information

Terms

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

Rent upon application.

EPC

Unit 3 has a rating of 118 which falls into band E.

A copy of the EPC is available upon request.

Further Information

For further information, please contact the sole letting agents:

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GALLERY

