

01206 577667

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 Whybrow

**Industrial Warehouse – To let**



## **Unit 3C, Snetterton Park, Harling Road, Snetterton, NR16 2JU**

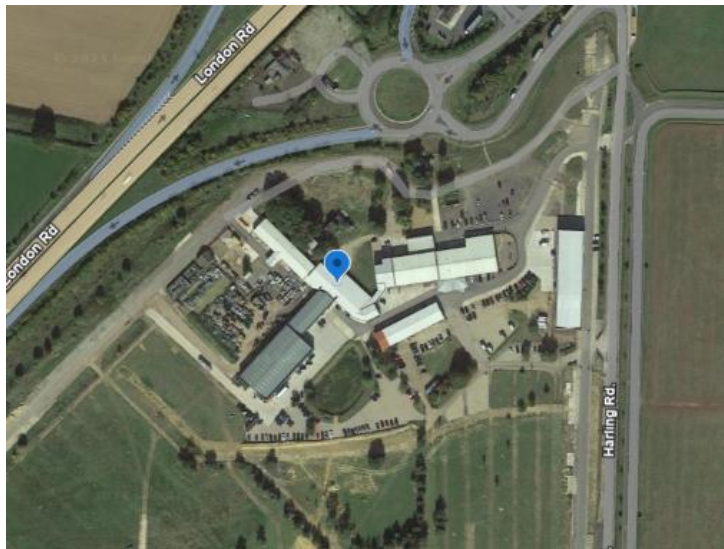
Asking Rent: On Application

3,587 Sq. Ft (333.2 Sq. M)

- Conveniently located near Foulger Transport, FedEx, and DPD
- Services within walking distance including McDonalds, Starbucks, Esso, Subway & Greggs
- Nearby McDonald's, Starbucks, and Greggs
- Superfast fibre internet access direct to the premises
- Free car parking

## Location

Snetterton is a village in Norfolk, England. The village is about 9 miles east-northeast of Thetford and 19 miles southwest of Norwich.



## Description

The ongoing expansion of the current occupants presents a unique opportunity to lease this warehouse / production space, with a footprint of 3,100 sq. ft. located on Snetterton Business Park just minutes from the A11.

## Accommodation

The property benefits from the following net internal areas:

Front office	319 sq. ft
Accessible W.C.	50 sq. ft
Locker Room	60 sq. ft
Store	40 sq. ft
Cupboard	187 sq. ft
Shower	355 sq. ft
Main warehouse	1,731 sq. ft
Small warehouse	845 sq. ft

**Total Net Internal Area 3,587 sq. ft (333.2 sq. m)**

## Asking Terms

The property is available by way of a new IRI lease for a term of years to be agreed with regular upward only rent reviews.

## Asking Rent

On Application

## Service Charge

The property may be subject to a service charge. Further details are available upon request.

## Town Planning

The property is situated in an established employment area and is understood to benefit from Class B1, B2 and B8 uses. Interested parties should make their own investigations of Breckland District Council.

## Business Rates

The unit is not yet assessed for rates.

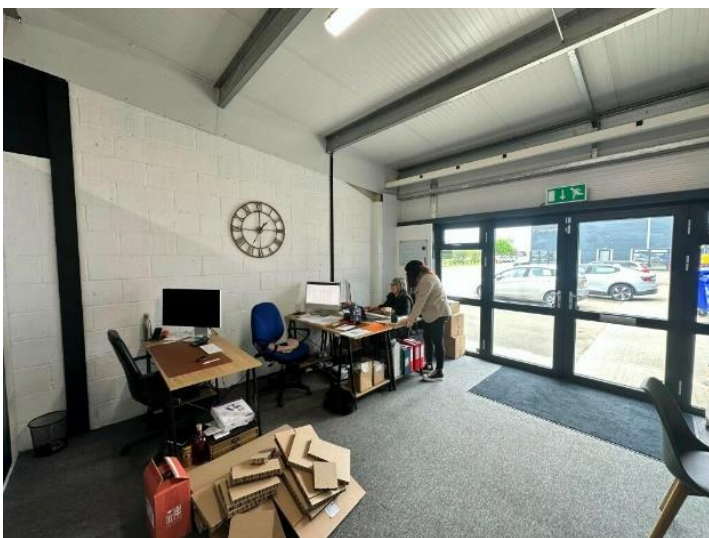
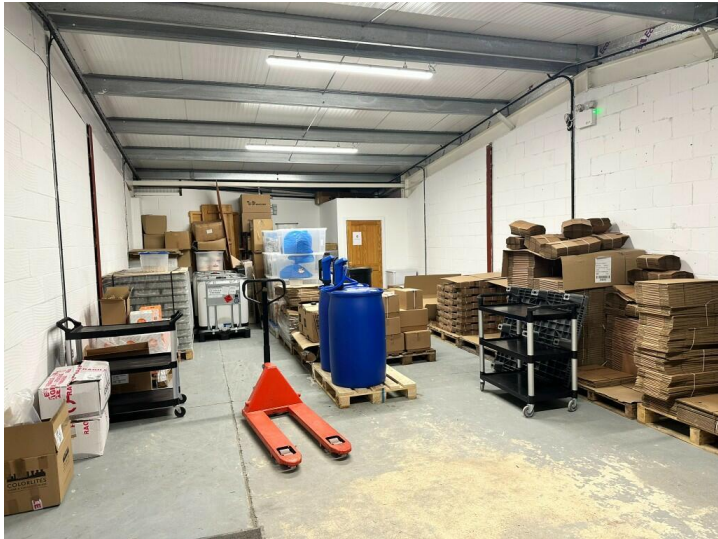
## Legal Fees

Each party is to bear their own legal costs throughout the course of any transaction.

## Energy Performance Certificate

The EPC is due to be assessed.







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Misrepresentation Act 1967

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