

01206 577667

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 Whybrow

Industrial Warehouse – To let



Unit T29a, Snetterton Park, Harling Road, Snetterton, NR16 2JU

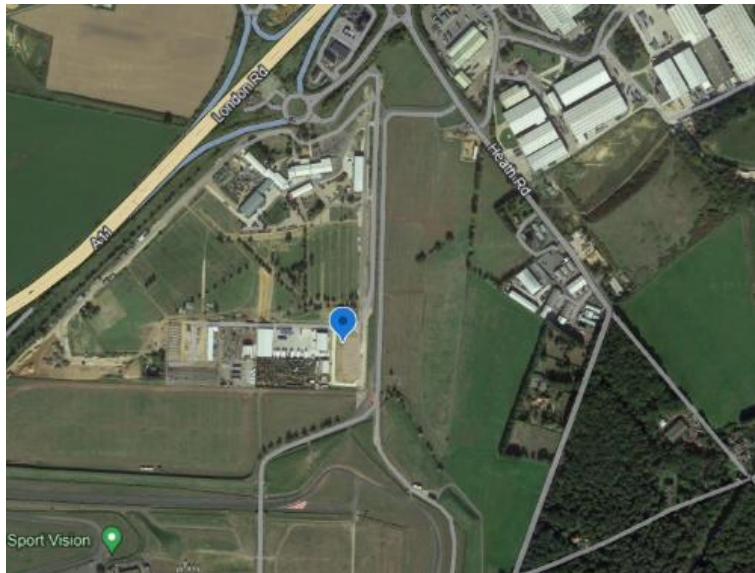
Asking Rent: £47,496 Per Annum Exclusive

5,000 Sq. Ft (464.5 Sq. M)

- Car Parking in Front of the Unit
- Prime location situated directly off the A11
- Superfast fibre internet access direct to the premises
- Fenced yard area
- LED lighting throughout
- Electric vehicle access door

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

Brand-new, state-of-the-art warehouse unit boasting a substantial 5,000 sq. ft. footprint, prominently positioned within Snetterton Park and easily visible from the Snetterton Race Track entrance gates.

This newly constructed unit features a generous clear height of 6 meters to the eaves, ensuring ample vertical space for various storage configurations.

Access: Equipped with a convenient vehicle access door at the rear and enhanced by UPVC glazing and curtain walling along the front and side elevations for natural light and aesthetics.

Security and Space: The unit includes a securely fenced yard, perfect for additional storage or operational needs.

Fully prepared for modern business needs with fibre to the premises, ensuring high-speed internet connectivity.

Equipped with a 3-phase 40kVA electric supply, accommodating a wide range of electrical requirements.

Accommodation

The property benefits from a Gross Internal Area (GIA) of 5,000 sq. ft (464.5 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

£47,496 per annum exclusive of Business Rates, VAT if applicable and all other outgoings.

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.

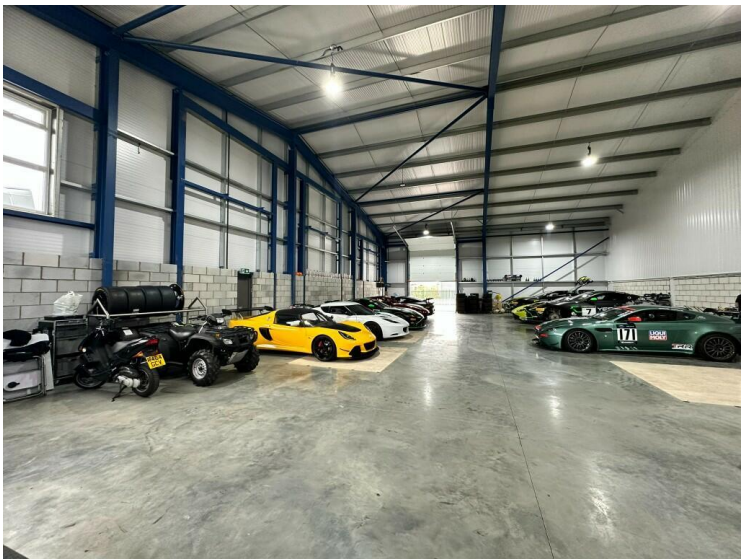
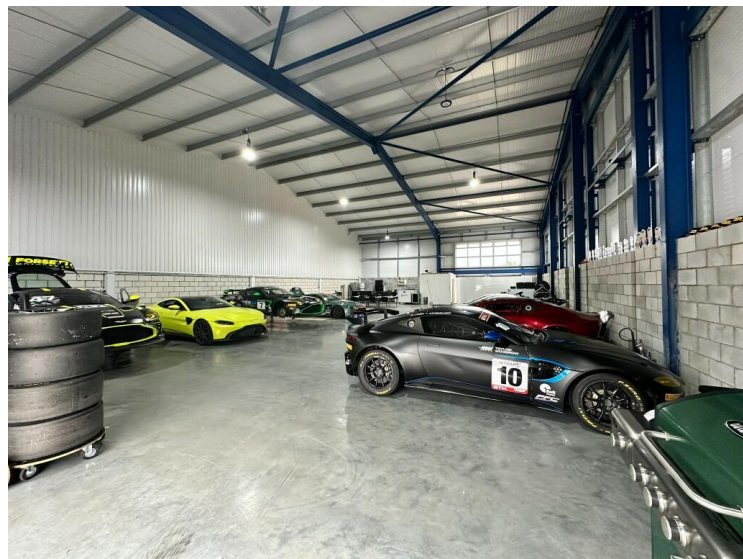
Legal Fees

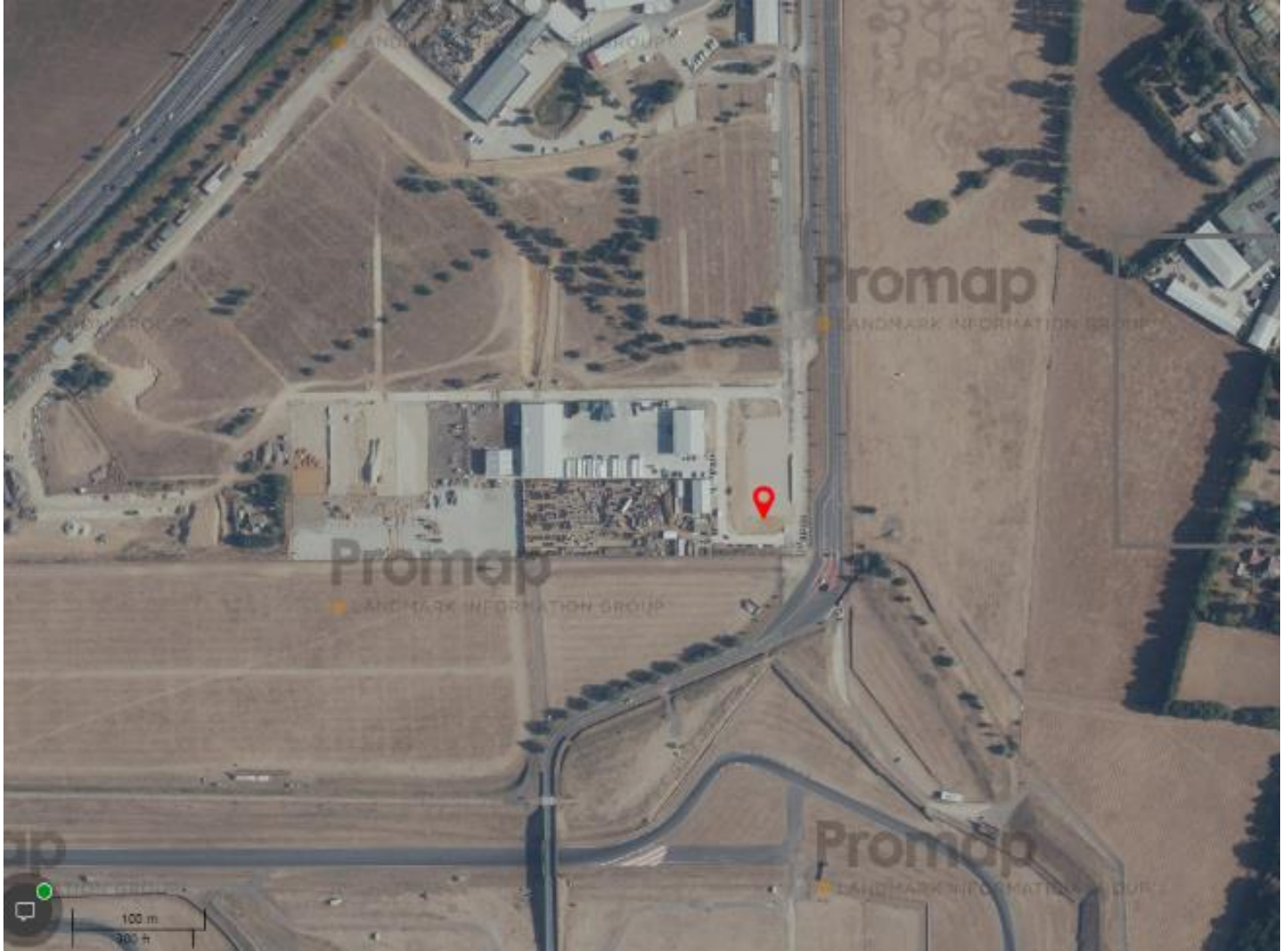
Each party is to bear their own legal costs throughout the course of any transaction.

Energy Performance Certificate

The EPC is due to be assessed.







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Misrepresentation Act 1967

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