



CHAPMAN
CHARTERED SURVEYORS

UNITS 28-31 OAKWOOD INDUSTRIAL ESTATE, SNETTERTON NR16 2JU

From 144.0 sqm / 1,550 sqft (GIA)



HIGH-EAVES WAREHOUSE / INDUSTRIAL UNITS CLOSE TO THE A11

Ref: 181158

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Regulated by RICS

FOR SALE

New-build B1/B2/B8 units on the A11

From 144.0 sqm / 1,550 sqft (GIA)

LOCATION

Snetterton is located on the A11 dual carriageway approximately 12 miles north-east of Thetford and 19 miles south-west of Norwich. It is an established location for B8 storage and distribution operators including DPD, Foulger Transport and Johnston Logistics UK Ltd. Oakwood Industrial Estate is located close to Snetterton racing circuit.

DESCRIPTION

New-build industrial / warehouse units of steel portal frame construction with profiled, insulated cladding and roof and power-float concrete floors.

ACCOMMODATION

Units are available individually or in multiples. Each unit will have:

- Office, WC and kitchenette
- Powered up-and-over door (4.5m H)
- High-bay LED lighting and roof lights
- 6.0m eaves

FLOOR AREAS (GIA)

Each unit measures approximately 12.0m W x 12.0m D
144.0 sqm / 1,550 sqft

GUIDE PRICE

Sale: £140,000 per unit

VAT

All charges are subject to VAT

SERVICES

Mains water and electricity (three phase). Foul drainage to treatment plant. Fibre broadband available (*source: Openreach, August 2018*).

SERVICE CHARGE

Approximately £500.00pa

BUSINESS RATES

Rateable Value (RV): £26,500 (total for units 27-31)

ENERGY PERFORMANCE CERTIFICATE

EPC rating: to be assessed

PLANNING

Planning permission granted by Breckland Council for B1 (b) and (c), B2 and B8 uses (planning ref: 2016/0213).

LOCAL AUTHORITY

Breckland Council.

COSTS

The purchaser will be responsible for the vendor's abortive legal costs in the event that they withdraw prior to exchange of contracts.

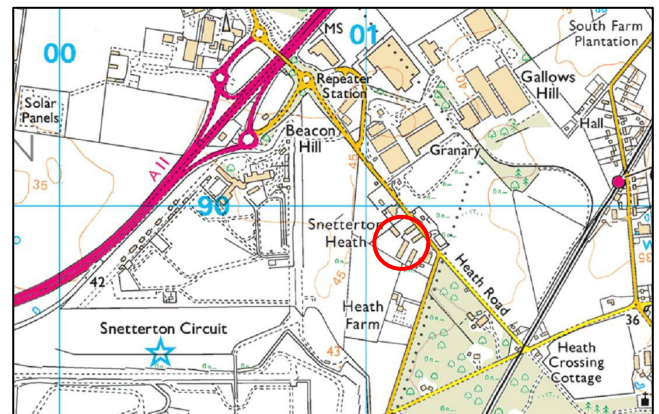
VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing, please contact Chapman Chartered Surveyors:

Contact: Keeley Chapman

Tel: 01379 687645

Email: k.chapman@chapmansurveyors.co.uk



AGENCY

MANAGEMENT

PLANNING

PROFESSIONAL

VALUATION

Chapman Chartered Surveyors for themselves and as Agents for the proposed Vendor(s) or Lessor(s) give notice that: (1) they do not make or give either in these particulars or in negotiations or otherwise any warranty or representation whatever in relation to the property; (2) any plan attached to these particulars is for identification purposes only and all measurements are given as a guide and no liability can be accepted for errors arising therefrom; (3) the property being open to inspection any intended purchaser must satisfy himself as to the accuracy of these particulars and he will be deemed to have full knowledge thereof; (4) no liability can be accepted for any misstatement, omission or errors in these particulars; and (5) these particulars do not constitute an offer or contract or any part thereof.