



CHAPMAN
CHARTERED SURVEYORS

UNITS 7 & 8 FOCUS BUSINESS PARK, OLD BUCKENHAM, ATTLEBOROUGH NR17 1GY

Up to 409.8 sqm / 4,411 sqft (GIA)



Units 7-8

NEW-BUILD BUSINESS UNITS WITH EASY ACCESS TO A11

Ref: 181166

T. 01379 687645

CONTACT@CHAPMANSURVEYORS.CO.UK

WWW.CHAPMANSURVEYORS.CO.UK



Regulated by RICS

TO LET

New-build units close to Attleborough

Up to 409.8 sqm / 4,411 sqft (GIA)

LOCATION

Focus Business Park is located at Bunns Bank on the outskirts of Attleborough. It has easy access to the A11 dual carriageway which provides fast connections to Thetford (12 miles) and Norwich (19 miles). Bunns Bank is an established location for B1, B2 and B8 uses.

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
- High-bay LED lighting and roof lights
- 7.0m eaves

FLOOR AREAS (GIA)

Units 7 & 8 (each) 204.9 sqm 2,205sqft

RENT

£6.50/sqft per annum + VAT

VAT

All charges are subject to VAT

BUSINESS RATES

Unit 7	£10,000 RV
Unit 8	£10,000 RV

ENERGY PERFORMANCE CERTIFICATE

EPC rating: To be assessed

SERVICES

Mains water, electricity (three phase) and foul drainage. Fibre broadband available (source: *Openreach, February 2019*).

PLANNING

Planning permission granted by Breckland Council for B1 (now Use Class E) and B8 uses (planning ref: 2007/1417/F).

LOCAL AUTHORITY

Breckland Council.

COSTS

The tenant will be responsible for the landlord's abortive legal costs in the event that they withdraw prior to completion of the lease.

VIEWING AND FURTHER INFORMATION

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

Contact: Oliver Chapman

Tel: 01379 687645

Email: o.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.