



**CHAPMAN**  
CHARTERED SURVEYORS

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**STORAGE BUILDING, HOME FARM, RIDDLESWORTH IP22 2TD**

Up to 312.0 sqm / 3,358 sqft (GIA)

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**STORAGE / LIGHT INDUSTRIAL UNITS ON A1066**

Ref: 14313

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Regulated by RICS

# TO LET

## Storage / workshop unit on A1066

Up to 312.0 sqm / 3,358 sqft (GIA)

### LOCATION

Home Farm, Riddlesworth is located on the A1066, approximately six miles to the east of Thetford and 10 miles to the west of Diss.

### DESCRIPTION

A traditional Norfolk barn of timber frame construction with breeze block and brick walls, feather-edge cladding and a tin roof with a concrete floor throughout. The property is divided approximately  $\frac{1}{3} : \frac{2}{3}$  by a blockwork wall, which can be removed to provide open-plan accommodation throughout.

### ACCOMMODATION

#### LHS unit

The landlord will provide a door in the existing opening (3.4m width x 2.0m height). Open-plan storage / workshop area with door through to kitchen and storage room off.

#### RHS unit

The landlord will provide a door in the existing opening (3.3m width x 2.1m height). Open-plan storage area.

The landlord will provide shared WC facilities on site.

### FLOOR AREAS

LHS storage area	70.2 sqm	755 sqft
LHS kitchen & store	<u>27.6 sqm</u>	<u>297 sqft</u>
	97.8 sqm	1,052 sqft
RHS storage area	<u>214.2 sqm</u>	<u>2,306 sqft</u>
Total	312.0 sqm	3,358 sqft

### RENT

LHS unit	£5,200 pa
RHS unit	<u>£16,800 pa</u>
Total	£22,000 pa

### LEASE TERMS

Flexible terms available

### DEPOSIT

Three months' rent.

### VAT

No VAT

### SERVICES

Mains water, sub-metered electricity (three phase).

### BUSINESS RATES

The units are not assessed for business rates.

### ENERGY PERFORMANCE CERTIFICATE

The properties are classified as low-energy demand units so an EPC is not required.

### LOCAL AUTHORITY

Breckland Council.

### COSTS

The Tenant will be required to contribute £250+VAT towards the landlord's costs.

### 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](mailto: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.