CHAPMAN
CHARTERED SURVEYORS

UNIT 10 HAVERSCROFT IND EST, ATTLEBOROUGH NR17 1YE

256.3 sqm / 2,759 sqft GIA



MODERN DETACHED BUSINESS UNIT CLOSE TO A11

Ref: 11890

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TO LET

Modern detached business unit in estate location close to A11
256.3 sqm / 2,759 sqft

LOCATION
Attleborough is located between Norwich and Thetford on the A11 dual carriageway which provides fast access between Norwich, Cambridge and the A14.

Haverscroft Industrial Estate is located to the south of the town centre, one mile from the A11. The property is a detached unit located on the left side of the estate.

DESCRIPTION
A detached light industrial building of steel portal frame construction with brick and block walls and insulated composite cladding and roof.

ACCOMMODATION
Ground floor
Reception with kitchenette and WCs off, stairs to first floor, and meeting room. Doors through to warehouse with manual up-and-over door in front elevation (3.7m W x 3.9m H).
First floor
Open-plan office.

FLOOR AREAS (GIA)

GF offices & WC	65.4 sqm	704 sqft
Workshop	130.4 sqm	1,404 sqft
FF offices	60.5 sqm	651 sqft
	256.3 sqm	2,759 sqft

LEASE TERMS
New lease on internal repairing and insuring terms ('IRI') plus service charge.

RENT
£25,000 pa payable monthly in advance by standing order.

SERVICE CHARGE
£1,200 pa payable monthly in advance by standing order.

DEPOSIT
Three months' rent.

VAT
All charges are subject to VAT.

SERVICES
Mains water, electricity (3ph) and foul drainage. Air source heat pump heating in offices via radiators.

BUSINESS RATES
Rateable Value: £16,750

ENERGY PERFORMANCE CERTIFICATE ('EPC')
Energy rating: D (81)

PLANNING
We assume the property has planning permission for Class E business use by virtue of its existing use.

LOCAL AUTHORITY
Breckland Council.

COSTS
The tenant will contribute £495+VAT to the landlord's costs.

VIEWING AND FURTHER INFORMATION
For further information or to arrange a viewing please contact Chapman Chartered Surveyors:
Tel: 01379 687645
Email: contact@chapmansurveyors.co.uk

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