



**CHAPMAN**  
CHARTERED SURVEYORS

**UNIT 10 HAVERSCROFT IND. ESTATE, ATTLEBOROUGH NR17 1YE**

259.8 sqm / 2,796 sqft GIA



**DETACHED LIGHT INDUSTRIAL UNIT WITH OFFICES**

Ref: 14685

T. 01379 687645

CONTACT@CHAPMANSURVEYORS.CO.UK

WWW.CHAPMANSURVEYORS.CO.UK



Regulated by RICS

# TO LET

## Light industrial with easy access to A11

259.8 sqm / 2,796 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 to the left of the main entrance to the estate.

### DESCRIPTION

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

### FLOOR AREAS (GIA)

Ground floor offices	66.3sqm	714sqft
Warehouse	132.4sqm	1,425sqft
First floor offices	<u>61.0sqm</u>	<u>657sqft</u>
Total	259.7sqm	2,796sqft

### LEASE TERMS

A six-year lease with a rent review and a tenant-only break clause after three years.

### REPAIRING OBLIGATIONS

Internal repairing and insuring terms (IRI).

### RENT

£20,000+VAT pa payable monthly in advance.

### SERVICE CHARGE

A maintenance charge of £1,000+VAT pa will be levied for maintenance of the exterior of the property and common areas on the estate.

### DEPOSIT

Three months' rent.

### VAT

All charges are subject to VAT.

### SERVICES

Mains water, electricity (3 phase), air-source heat-pump heating, fire and intruder alarm, CCTV, and air conditioning in offices.

### BUSINESS RATES

Rateable Value (RV): £9,900

### ENERGY PERFORMANCE CERTIFICATE

Energy rating: D (81)

### PLANNING

We assume that the property has planning consent for Class E (light industrial) use by virtue of its existing use.

### LOCAL AUTHORITY

Breckland District Council.

### LEGAL COSTS

The Tenant will contribute £250+VAT to the Landlord's costs in preparing the lease.

### 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](mailto:contact@chapmansurveyors.co.uk)



AGENCY

MANAGEMENT

PLANNING

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VALUATION

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