



CHAPMAN
CHARTERED SURVEYORS

UNIT 10A HAVERSCROFT INDUSTRIAL ESTATE, ATTLEBOROUGH NR17 1YE

115.7 sqm / 1,246 sqft GIA



LIGHT INDUSTRIAL UNIT ON POPULAR ESTATE CLOSE TO A11

Ref: 14685

T. 01379 687645

CONTACT@CHAPMANSURVEYORS.CO.UK

WWW.CHAPMANSURVEYORS.CO.UK



Regulated by RICS

TO LET

Light industrial unit on popular estate close to A11
115.7 sqm / 1,246 sqft NIA

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.

DESCRIPTION

An end-of-terrace light industrial building of steel portal frame construction with brick and block walls and insulated composite panel roof. Powered up and over door in the front elevation, uPVC doors and windows and LED lights throughout.

FLOOR AREAS (GIA)

Workshop	101.2 sqm	1,090 sqft
Office	11.4 sqm	123 sqft
WC	<u>3.1 sqm</u>	<u>33 sqft</u>
	115.7 sqm	1,246 sqft

LEASE TERMS

Six-year lease on internal repairing and insuring terms (IRI), rent review and tenant-only break clause at the end of Year 3.

RENT

£10,500+VAT pa payable monthly in advance on the first day of each month.

MAINTENANCE RENT

£600+VAT pa payable annually in advance for maintenance of the exterior of the property and common areas on the estate.

DEPOSIT

Three months' rent.

VAT

VAT is levied on all charges.

SERVICES

Mains water, electricity (three phase) and foul drainage.

BUSINESS RATES

Rateable Value: £tbc

An incoming tenant may be entitled to 100% Small Business Rate Relief such that no rates are payable.

ENERGY PERFORMANCE CERTIFICATE ('EPC')

Energy rating: tbc

PLANNING

The property has planning permission for Class E (light industrial) use under planning reference 3PL/2014/0254/F.

LOCAL AUTHORITY

Breckland Council.

COSTS

The Tenant will contribute £250+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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VALUATION

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