



CHAPMAN
CHARTERED SURVEYORS

UNIT 4 AYTON ROAD, WYMONDHAM NR18 0QH

359.3 sqm / 3,868 sqft (GIA)



MID-TERRACE LIGHT INDUSTRIAL UNIT

Ref: 181183

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Regulated by RICS

TO LET

Refurbished light industrial unit

359.3 sqm / 3,868 sqft

LOCATION

Wymondham is a thriving market town in south Norfolk located 10 miles south-east of Norwich. It has a wide range of services and amenities including excellent road links via the A11 and a railway station on the Norwich to Cambridge railway line.

The Property is located on Ayton Road industrial estate to the east of the town centre which has easy access to the A11 less than one mile away.

DESCRIPTION

Mid-terrace unit with roller-shutter door in the front elevation (3.0m W x 2.8m H).

Gross Internal Area	359.3 sqm / 3,868 sqft
Eaves height	3.5m

LEASE TERMS

The property is available on a new lease for a minimum term of three years on Internal Repairing and Insuring ('IRI') terms.

RENT

£22,000 pa

DEPOSIT

Three months' rent

VAT

All charges are subject to VAT

BUSINESS RATES

Rateable Value: £18,000

SERVICES

Mains water and electricity (three phase).

ENERGY PERFORMANCE CERTIFICATE

EPC rating: D (95)

PLANNING

We assume that the property has planning permission for B1 light industrial / B8 warehouse use.

LOCAL AUTHORITY

South Norfolk 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:

Tel: 01379 687645

Email: contact@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.