



CHAPMAN
CHARTERED SURVEYORS

UNIT 5 HOME FARM, RIDDLESWORTH, THETFORD IP22 2TD

259.2 sqm / 2,791 sqft



LIGHT INDUSTRIAL / STORAGE UNIT ON A1066

Ref: 14313

T. 01379 687645

CONTACT@CHAPMANSURVEYORS.CO.UK

WWW.CHAPMANSURVEYORS.CO.UK



Regulated by RICS

TO LET

Light industrial unit adjacent to A1066
259.2 sqm / 2,791 sqft

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 light industrial unit of steel portal frame construction with breeze block walls, insulated cladding and insulated roof, concrete floor throughout and 2no powered up-and-over doors in the front elevation (each 4.0m x 4.0m).

ACCOMMODATION

Open-plan light industrial unit with internal office and WC, 2no powered up-and-over doors and personnel door in front elevation, high-bay LED lights.

DIMENSIONS

Width	23.188 m
Depth	8.873 m
add Width	5.913 m
add Depth	9.048 m
Eaves height	4.7 m

LEASE TERMS

The property is available on a new lease on internal repairing and insuring terms (IRI).

RENT

£26,000pa payable monthly in advance by standing order.

DEPOSIT

One month's rent.

SERVICE CHARGE

No service charge.

VAT

No VAT.

SERVICES

Single phase electricity (3ph available).

BUSINESS RATES

Rateable Value ('RV'): £16,250

Note: this is the combined RV for Units 5 and 5a.

ENERGY PERFORMANCE CERTIFICATE ('EPC')

This is a low-energy demand property so an EPC is not required.

PLANNING

We assume the property has planning permission for light industrial / storage use by virtue of its previous uses.

LOCAL AUTHORITY

Breckland Council.

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

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