



**CHAPMAN**  
CHARTERED SURVEYORS

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**UNIT 5A HAVERSCROFT IND. ESTATE, ATTLEBOROUGH NR17 1YE**

185.8 sqm / 2,000 sqft GIA

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**END OF TERRACE LIGHT INDUSTRIAL UNIT**

Ref: 14685

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Regulated by RICS

# TO LET

## Light industrial unit, easy access to A11

185.8 sqm / 2,000 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 an end-of-terrace unit at the end of a small cul-de-sac.

### DESCRIPTION

An end-of-terrace light industrial building of steel portal frame construction with brick and block walls and insulated roof.

### FLOOR AREAS (GIA)

Warehouse, offices & WC      185.8 sqm      2,000 sqft

### LEASE TERMS

Six years with a tenant-only break clause and a rent review, both after three years.

### REPAIRING OBLIGATIONS

Internal repairing and insuring terms (IRI).

### RENT

£15,000+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 and electricity (3 phase), air source heating via radiators.

### BUSINESS RATES

Rateable Value (RV):      £8,300

### ENERGY PERFORMANCE CERTIFICATE

Energy rating: C (68)

### 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:

Contact:      Oliver Chapman

Tel:              01379 687645

Email:          [o.chapman@chapmansurveyors.co.uk](mailto:o.chapman@chapmansurveyors.co.uk)



AGENCY

MANAGEMENT

PLANNING

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VALUATION

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