



**CHAPMAN**  
CHARTERED SURVEYORS

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**UNIT 6 PANAM CHALU BUSINESS UNITS, AYTON ROAD, WYMONDHAM**

359.3 sqm / 3,868 sqft

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**INDUSTRIAL UNIT IN ESTABLISHED LOCATION CLOSE TO A11**

Ref: 181183

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T. 01379 687645

[CONTACT@CHAPMANSURVEYORS.CO.UK](mailto:CONTACT@CHAPMANSURVEYORS.CO.UK)

[WWW.CHAPMANSURVEYORS.CO.UK](http://WWW.CHAPMANSURVEYORS.CO.UK)



Regulated by RICS

# TO LET

Industrial unit in established location close to A11  
359.3 sqm / 3,868 sqft

## LOCATION

Wymondham is a thriving market town in south Norfolk located less than nine 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. Ayton Road industrial estate is located to the east of the town centre and has easy access to the A11.

## DESCRIPTION

A mid-terrace light industrial unit of steel portal frame construction with brick and breeze block walls, insulated asbestos sheet roofing and single skin profiled metal sheet cladding to the front and rear. Concrete floor throughout. Roller-shutter door (3.0m W x 2.8m H) and personnel door in the front elevation.

## ACCOMMODATION

Open plan with staff facilities at the front of the premises.

## FLOOR AREAS (GIA)

|        |           |            |
|--------|-----------|------------|
| Unit 6 | 359.3 sqm | 3,868 sqft |
|--------|-----------|------------|

## EAVES HEIGHT

3.5m

## LEASE TERMS

The property is available on a new lease on internal repairing and insuring terms plus service charge. The lease will be excluded from the security of tenure provisions of the Landlord and Tenant Act 1954.

## RENT

£27,000pa payable monthly in advance by standing order.

## DEPOSIT

Three months' rent.

## SERVICE CHARGE

Fixed at £4,200+VAT pa for the first three years.

## VAT

All charges are subject to VAT.

## SERVICES

Mains water, gas, electricity (3ph) and foul drainage.

## BUSINESS RATES

Rateable Value: £19,500

## ENERGY PERFORMANCE CERTIFICATE ('EPC')

Energy rating: D (95)

## PLANNING

We assume the property has planning permission for Class E retail use by virtue of its previous use.

## LOCAL AUTHORITY

South Norfolk Council.

## COSTS

The tenant will contribute £495+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](mailto:contact@chapmansurveyors.co.uk)



AGENCY

MANAGEMENT

PLANNING

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VALUATION

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