



CHAPMAN
CHARTERED SURVEYORS

UNITS 1-5 AYTON ROAD, WYMONDHAM NR18 0QH

From 210.8 sqm / 2,269 sqft (GIA)



FIVE INDUSTRIAL UNITS AVAILABLE SEPARATELY OR AS A WHOLE

Ref: 181183

T. 01379 687645

CONTACT@CHAPMANSURVEYORS.CO.UK

WWW.CHAPMANSURVEYORS.CO.UK



Regulated by RICS

TO LET

Refurbished industrial units

From 210.8 sqm / 2,269 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.

LEASE TERMS

New lease on Internal Repairing and Insuring ('IRI') terms.

UNITS 1 & 2

A pair of units with a roller-shutter door in the front elevation of Unit 1 (5.3m W x 3.3m H), and two storey offices at the front of Unit 2 (107.4sqm / 1,156 sqft). Open-plan workshops with dividing wall and access to shared yard at the rear via folding door (2.4m W x 2.4m H) and roller-shutter door (3.4m W x 3.1m H).

Units 1 & 2	646.1 sqm / 6,955 sqft
Eaves height	4.0m
Rent	£40,000 pa
Estimated Rateable Value	£25,450

UNIT 3

Mid-terrace unit with roller-shutter doors in the front and rear elevations (both 3.0m W x 4.0m H). Industrial racking included if required.

Unit 3	236.6 sqm / 2,547 sqft
Eaves height	5.3m
Rent	£15,000 pa
Estimated Rateable Value	£9,350

UNIT 4

L-shaped unit with roller-shutter door in the front elevation (3.0m W x 4.0m H).

Unit 4	504.2 sqm / 5,427 sqft
Eaves height	3.5m
Rent	£30,000 pa
Estimated Rateable Value	£19,900

UNIT 5

End terrace unit with roller-shutter door in the front elevation (3.1m W x 3.0m H) and the rear elevation (this will be blocked up if Unit 4 is let separately).

Unit 5	210.8 sqm / 2,269 sqft
Eaves height	3.5m
Rent	£13,500 pa
Estimated Rateable Value	£8,300

SERVICES

Mains water, gas and electricity (three phase).

ENERGY PERFORMANCE CERTIFICATE

EPC ratings: Unit 1 - E (125), Unit 2 - C (74), Unit 3 - D (99), Unit 4 - D (95), Unit 5 - D (97)

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:

Contact: Oliver Chapman
Tel: 01379 687645
Email: o.chapman@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.