



CHAPMAN
CHARTERED SURVEYORS

UNITS 11-14 HAVERSCROFT INDUSTRIAL ESTATE, ATTLEBOROUGH NR17 1YE

425.9 sqm / 4,584 sqft



REFURBISHED INDUSTRIAL UNIT CLOSE TO A11

Ref: 14685

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Regulated by RICS

TO LET

Refurbished industrial unit close to A11

425.9 sqm / 4,584 sqft

LOCATION

Attleborough is located approximately 19 miles south-west of Norwich and 13 miles north-east of Thetford on the A11 dual carriageway, which provides fast access between Norwich, Cambridge and the A14. Attleborough has a wide range of services and amenities including supermarkets, schools, regional and local shopping and a number of employment areas, as well as a railway station on the Norwich – Cambridge line.

Haverscroft Industrial Estate is located to the south of the town centre, one mile from the Breckland Lodge roundabout on the A11.

DESCRIPTION

A refurbished industrial unit of steel portal frame construction under a fibre cement roof with blockwork walls and concrete floor throughout. There are three folding doors in the front elevation each measuring 4.2m width x 3.4m height.

ACCOMMODATION

Personnel door from communal yard to the front opens to reception lobby with three offices off, door through to workshop with raised storage area on left hand side, full-height dividing wall extending 10.0m across the workshop, open-plan workshop areas with vehicle inspection pit, separate kitchen, and separate male and female toilets.

FLOOR AREAS (GIA)

Offices	48.0 sqm	517 sqft
Raised storage area	52.9 sqm	570 sqft
Toilets & kitchen	35.4 sqm	380 sqft
Workshop	<u>289.6 sqm</u>	<u>3,117 sqft</u>
	425.9 sqm	4,584 sqft

RENT

£30,000+VAT pa payable monthly in advance.

DEPOSIT

Three months' rent.

LEASE TERMS

The property is available on a new six-years lease with tenant-only break clause and rent review after three years, on internal repairing and insuring terms plus service charge for maintenance of common areas externally (IRI+S/C).

SERVICE CHARGE

£125+VAT pcm

SERVICES

Mains water, electricity (3 phase), foul drainage. Oil-fired boiler for heating and hot water.

BUSINESS RATES

Rateable Value: £21,500

ENERGY PERFORMANCE CERTIFICATE ('EPC')

(Awaiting EPC)

PLANNING

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

LOCAL AUTHORITY

Breckland 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:

Contact: Oliver Chapman MRICS

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.