



B4/5 ABBEY FARM COMMERCIAL PARK, HORSHAM ST FAITH, NORWICH, NR10 3JU

**TO LET | WAREHOUSE
4,721 SQ FT (439 SQ M)**

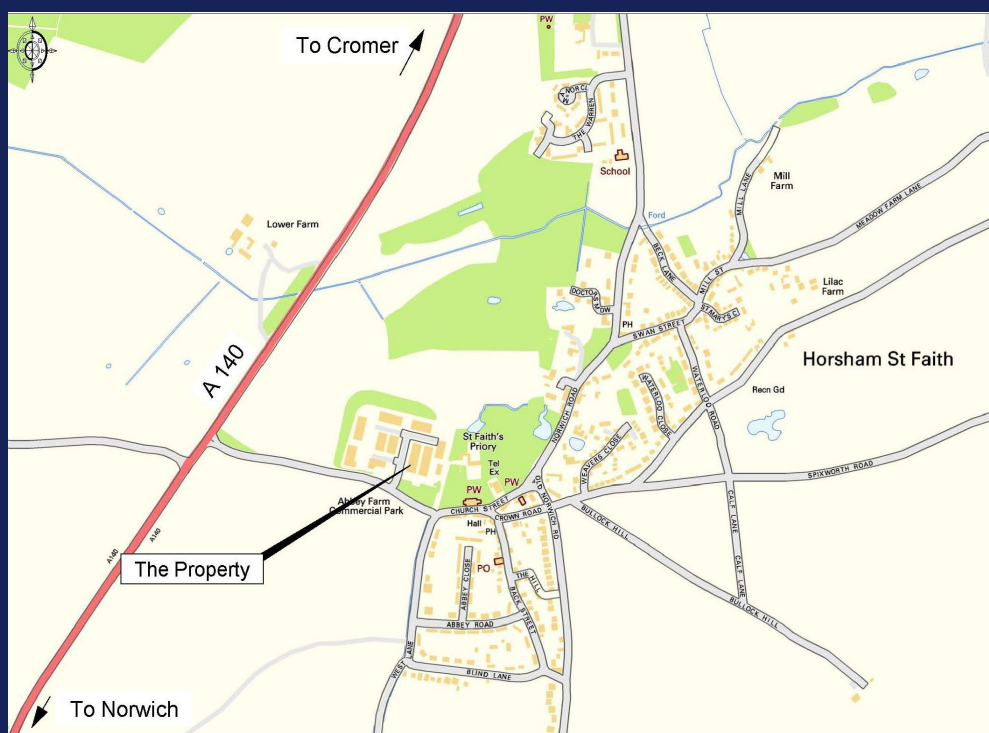
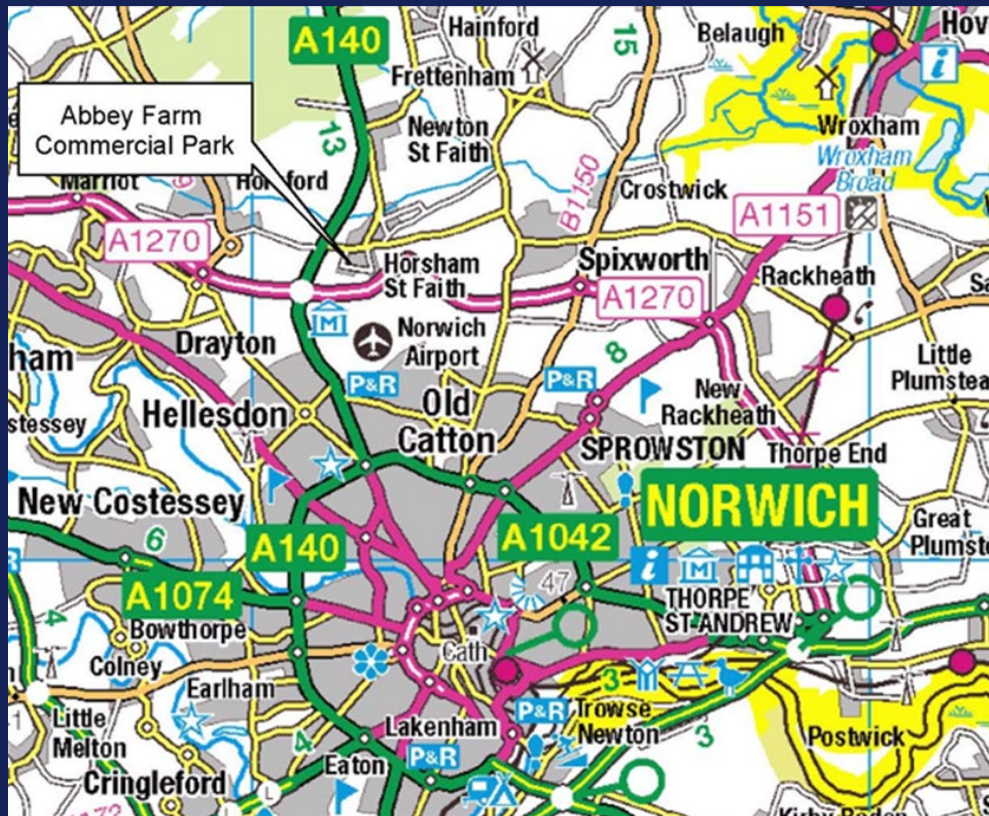
- Solar panelling providing electricity
- Situated on an established Business Park
- Forecourt with 8 car parking spaces approximately
- Column free warehouse with two loading doors
- Located just north of the Northern Distributor Road, just off the A140



LOCATION

Abbey Farm Commercial Park is in Horsham St Faith just to the north of Norwich. The Park is located a few hundred metres from the main A140 Cromer Road, near Norwich International Airport. The Norwich Outer Ring Road is only 2 miles south and the Northern Distributor Route within 1 mile south.

Other existing occupiers on the Park include Oase, Starline, RA Brown Heating and CODA Compostables.



SUMMARY

Description

The property is an end of terrace light industrial unit with a steel portal frame construction and brick elevations. It benefits from solar panelling providing electricity, high ratio of rooflights, two full height roller shutter doors and two personnel doors.

The layout provides column free warehouse space with disabled WC facilities to the rear of the unit.

The property has an internal eaves height of approximately 3.5 m (11.5 ft.) with an apex height of 5.25 m (17.2 ft.).

Externally, a forecourt and for parking for approximately 8 cars is provided.

Accommodation

The gross internal area is provided:

438.6 sq. m. (4,721 sq. ft.)



Warehouse prior to occupation

Additional information

Services

We understand that mains water and electricity are all provided to the unit. The solar panels are owned and maintained by the landlord. A rate for solar electricity will need to be agreed prior to the lease.

Rateable Value

The property is yet to be assessed by the Valuation Office Agency.

EPC

The unit has an energy performance asset rating of **29**, which falls within band **B**.

A copy of the certificate and recommendations report is available upon request.

Terms

A new full repairing & insuring lease is available for a term to be agreed. Rent upon application.

Further Information

For further information, please contact the sole letting agents:

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GALLERY



Warehouse prior to occupation



Current