



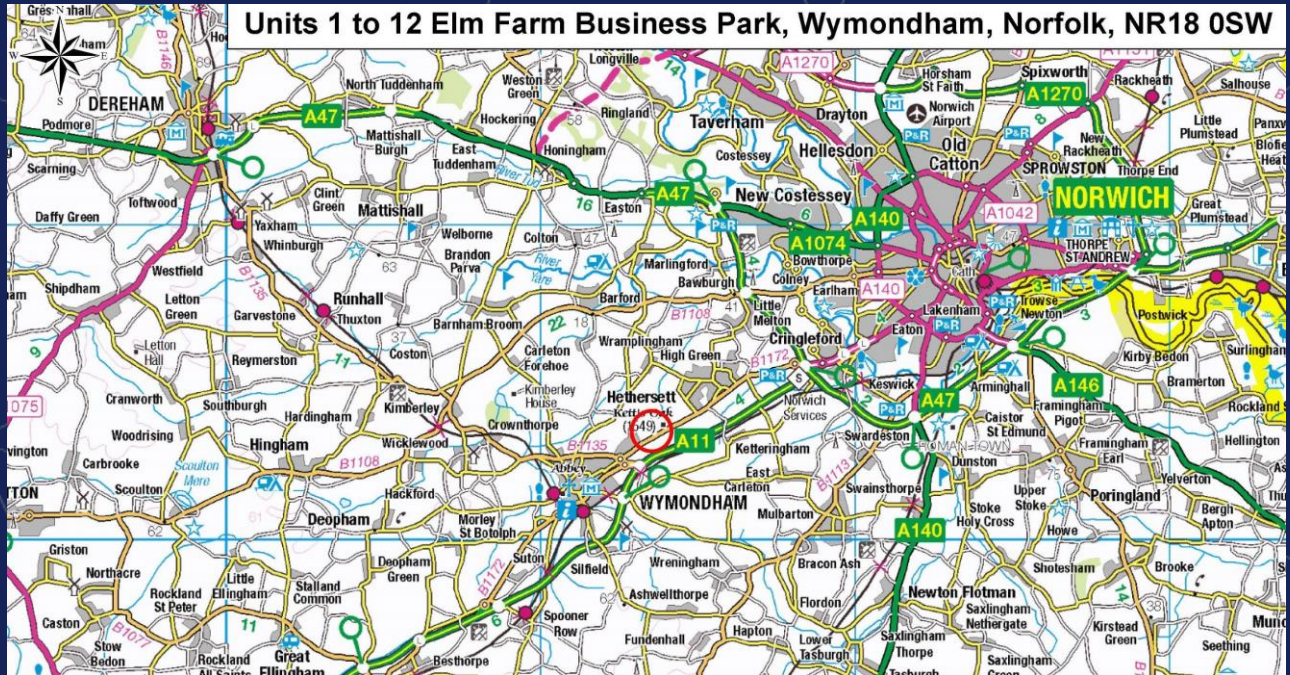
UNITS 1 TO 11 ELM FARM BUSINESS PARK, WYMONDHAM, NR18 0SW

**TO LET | 11 BRAND NEW WAREHOUSES
1,455 TO 18,481 SQ FT (135 TO 1,717 SQ M)**

- Conveniently located on the old A11 between Norwich and Wymondham
- Complete with office, kitchen and WC facilities
- Benefitting from solar panels
- Units range in size from 1,455 to 2,250 sq ft
- Available individually or combined

LOCATION

The Business Park is situated on the old A11 between Hethersett and Wymondham, approximately 6 miles west of Norwich and within 1.5 miles of the main trunk road (at Wymondham). The property therefore provides excellent access to the main A11 and from there to the Norwich southern Bypass.



SUMMARY

Description

The construction of the units is now complete. There are two terraces of steel portal frame units and a separate detached unit (unit 1).

The units will be fitted out with an entrance lobby, office with kitchen and WC facilities once an occupier confirms that is the layout they require.

There is the option of having a different layout and an additional fit out. The difference cost of which will be borne by the Tenant.

There will be an up and over door, personnel entrance, forecourt for unloading as well as forecourt parking.

The warehouse areas are column-free, with concrete floors and an eaves height (CIH)* of 4.37m with an apex height of 5.63m, 3 phase 100AMP power, water and foul services are all provided.

Each unit benefits from a solar array and the occupant will benefit from the power generated. There are also roof lights

BT/FTTC connections will also be brought to the units.

Unit 12 is an office building please contact the agent for further details.

There are yards at the front for loading, unloading and car parking.

Floor loading to have a minimum compressive strength of 35N/mm².

Energy Performance Certificate

We are advised that the units will have an A rated EPC.

Terms

New full repairing and insuring leases are available for terms to be agreed.

Rent upon application.

Accommodation

The units have the following gross internal floor areas:

	Sq M	Sq ft	Parking
Unit 1	209.00	2,250	5 Under offer
Unit 2	138.22	1,488	4 Under offer
Unit 3	136.01	1,464	4 Under offer
Unit 4	136.14	1,465	4
Unit 5	136.14	1,465	4
Unit 6	136.14	1,465	4
Unit 7	138.48	1,491	4
Unit 8	208.26	2,242	6
Unit 9	135.33	1,457	4
Unit 10	135.20	1,455	4
Unit 11	208.00	2,239	6 Under offer
Total	1,716.92	18,481	49

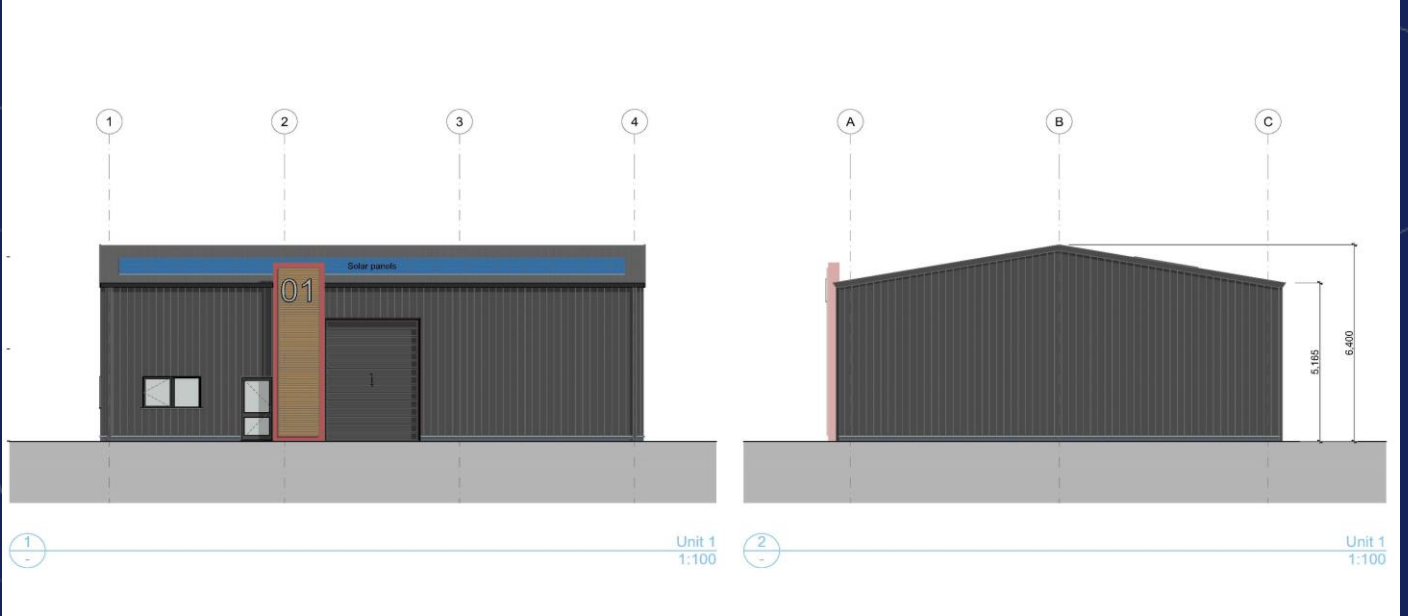
***Clear Internal Height (CIH) - The height between the structural floor surface and the underside of the lowest point of the structural ceiling or roof.**

GALLERY



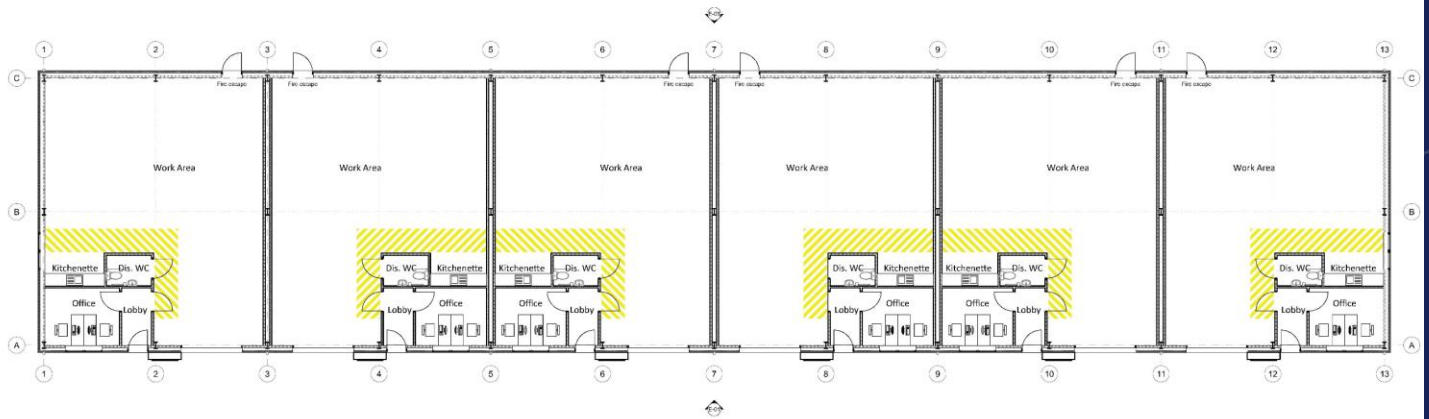
GALLERY



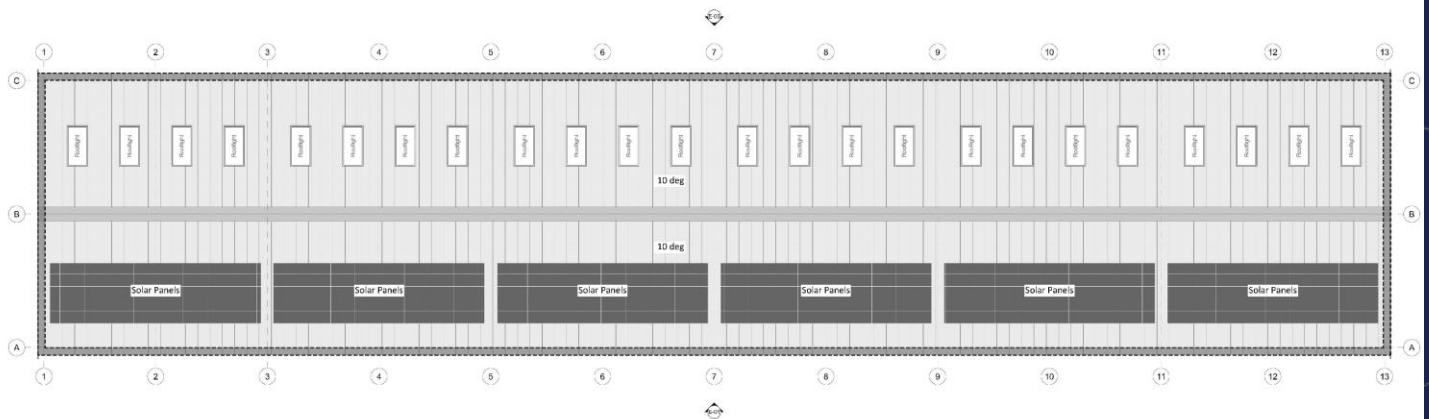


Unit 1 Side Profile





GF-Ground Floor



RF-Roof

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