

Tilia Properties Limited

Ramirez Road, Rackheath Industrial Estate, Norwich NR13 6PZ







TO LET

RAMIREZ ROAD, RACKHEATH

- Business Unit to Let size: 3,660 sq.ft. (340 sq m)
- Warehouse with welfare facilities
- Mezzanine floor area of 2,499 sq ft (232 sq m)
- Trade Counter Entrance
- Modern Office
- Forecourt parking and unloading area

01603 722892



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Location

The Rackheath industrial estate is situated within 15 minutes drive from Norwich. This large commercial property site gives quick access to the A11, the A47 and Norwich International Airport.

Description

The subject property provides an industrial unit within a terrace of three properties, forming part of a recently completed development by Tilia Properties. The property is constructed of steel portal frame with brick/block infill walls under a pitched profile steel clad roof.

Internally, the unit benefits from integral office accommodation, large warehouse area with roller shutter-loading door and first floor mezzanine area. The welfare accommodation includes kitchen and WC facilities. Externally the unit has forecourt parking and unloading area.

Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice and calculate the following gross internal floor areas:

Unit 13A Ground floor: 3,660 sq ft (340 sq m) Mezzanine: 2,499 sq ft (232 sq m)

Terms

The premises are available to let on a new lease for a set minimum term. Please contact our office for the latest rental details.

A maintenance rent, equating to a maximum of 2.5% of the annual rent will be levied to cover the cost of repairs and maintenance of the external and communal areas of the estate.

Business Rates

We have been verbally advised by Broadlands District Council that the properties are entered onto the rating list as follows:

Unit Rateable Value Rates 2015/16 13A £21,250 £10,476

Energy Performance Certificate

The Energy Performance Certificate for this unit is available upon request.

Legal Costs

The ingoing tenant will be responsible for both parties reasonably incurred legal costs.



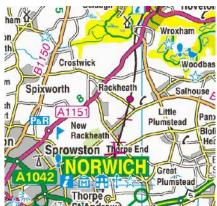




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Viewing and further information

Strictly by appointment with the agent: Tilia Properties Limited
Contact: Nick Hovey, Telephone: 01603 722892 or E-mail: develop@tiliaproperties.co.uk
SUBJECT TO CONTRACT