

Unit 18b, Rackheath Industrial Estate, Norwich, Norfolk NR13 6LH

OFFICE UNIT **TO LET**



- **Ground Floor Office Suite to Let** - Size (approx): 400 sq.ft. 37.16 sq m
- Air Conditioned
- Modern Specification
- Negotiable rates
- Car parking
- Central location

Who's For Coffee?

Amongst the extensive business units that we offer for let across Norfolk, we have a gem of an office suite available on the Rackheath Industrial Estate, Norwich.

This office unit is part of a modern terrace that has parking facilities on site, and in addition boasts a popular coffee shop next door – the B24 Lounge. Not only can you enjoy great coffee and a spot of lunch on your doorstep, but there is also a meeting space available for hire with the option of catering.

The office itself is air-conditioned, fully equipped with welfare accommodation and occupies 444 sq ft of this modern, purpose-built block. Its location is in a great place to get your business up and running and make new business contacts.

If you are looking to moving to new business premises or upgrading your existing commercial premises, visit Tilia Properties at www.tiliaproperties.co.uk



Wendover Road, Rackheath Industrial Estate, Norwich NR13 6LH

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 office unit within a terrace of four 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. 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 18b, size (approx): Ground floor: 400 sq ft

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 2017/18 |
|------|----------------|---------------|
| 18b | - | - |

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.

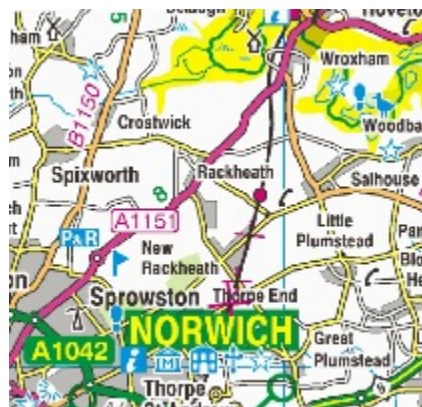
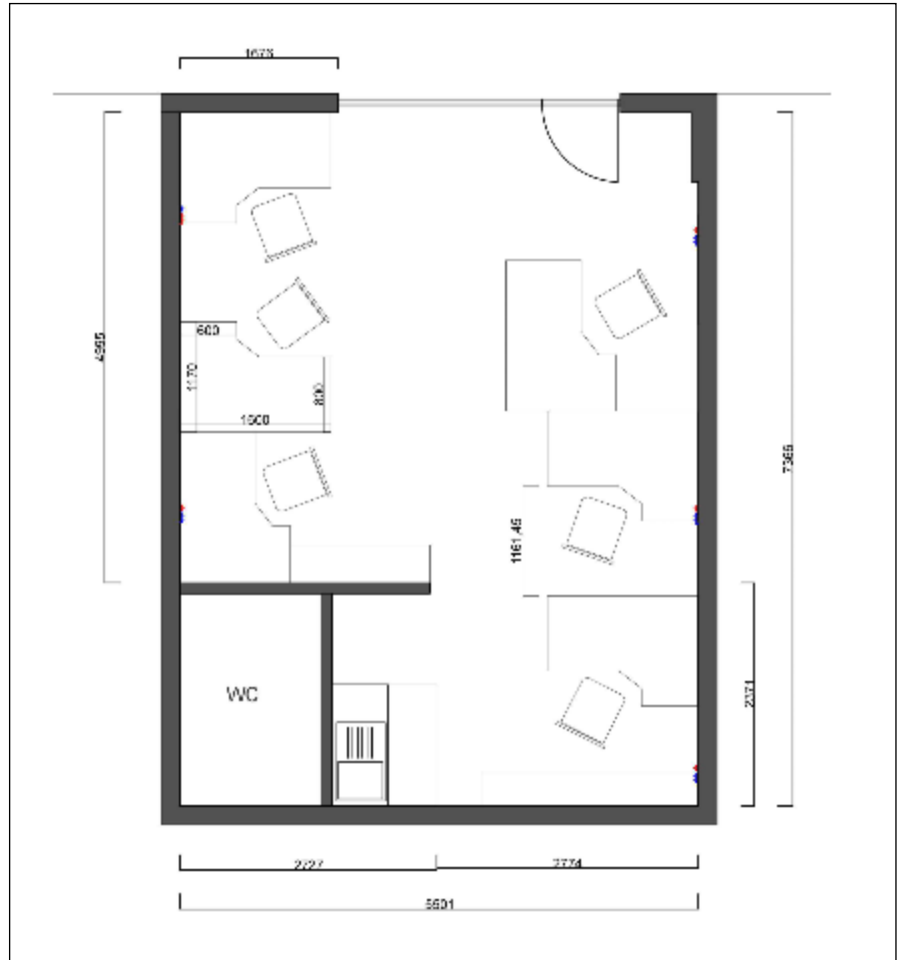


Image reproduced with kind permission of Ordnance Survey and Ordnance Survey of Northern Ireland



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