

Units 12-23, Tilia Business Park, Tunstead Road, Hoveton, Norfolk



## CHILL STORE UNITS TO LET

### TUNSTEAD ROAD, HOVETON

- Lined Chill Store Units to Let
  - each unit Size (approximately): 919 sq.ft. (85.38m<sup>2</sup>)
- Short Terms Available (from 1 month)
- Large Unloading Areas and Parking
- Weigh Bridge option
- Units on Secure Fenced Site
- Good Site Access in prime Location



**01603 722892**

### Units 12-23, Tilia Business Park, Tunstead Road, Hoveton, Norfolk

#### Location

Chill Store units 12-23 are on Tilia Hoveton Business Park which is a mix of industrial units, warehousing, storage and office space. Close to Norwich and the A47 with 3 acres of additional land available for further development.

#### Description

Each subject property is Size (approximately) 919 square feet Chill Store Unit built by Tilia Properties. The property is constructed of steel portal frame with brick/block infill walls under a pitched profile steel clad roof.

Internally, each Lined Chill Store unit is Hermitically Sealed with a large sliding door. Externally of the units, there is access to the outside W/C facilities, forecourt parking and large unloading area all in a secure fenced site. There is also a Weigh Bridge option available with these units.

#### Accommodation

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

Units 12-23 (approximately) 919 sq.ft.  
(85.38m<sup>2</sup>)

#### 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 Broadland District Council that the properties are entered onto the rating list as follows:

Units	Rateable Value	Rates 2017/18
12-23	£TBA	£TBA

#### 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.

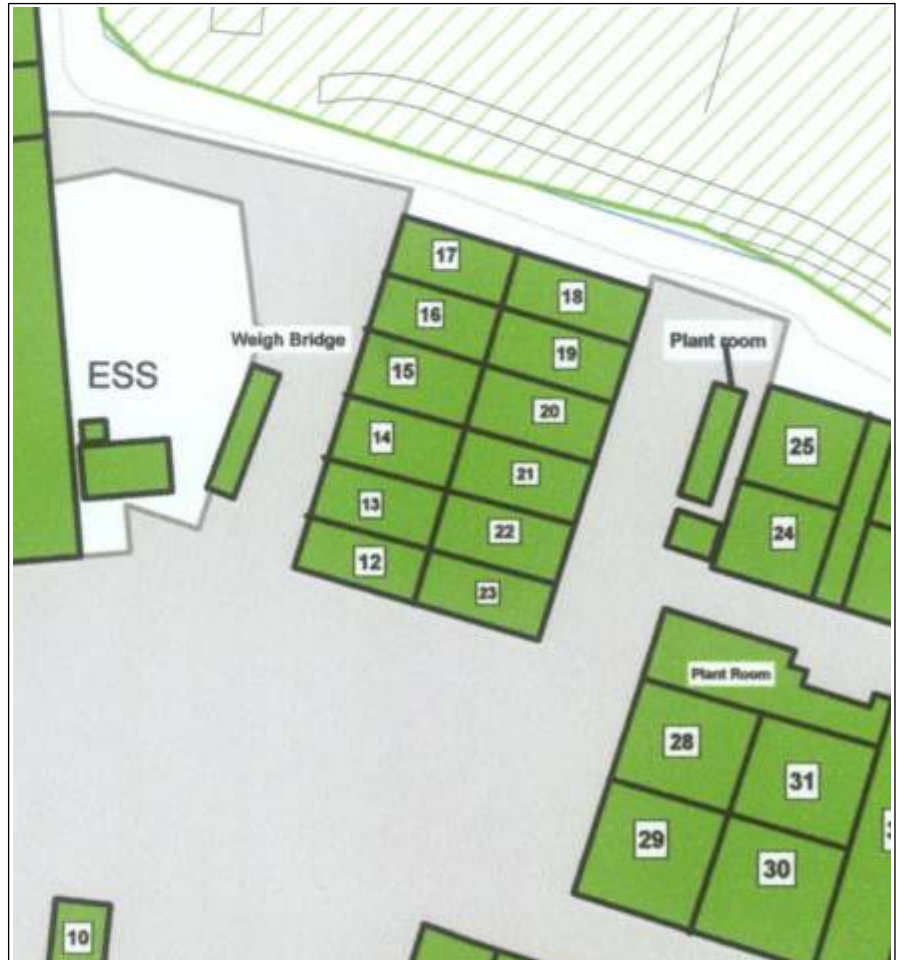


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#### Viewing and further information

Strictly by appointment with the sole agent: Tilia Properties Limited  
Contact: Nick Hovey, Telephone: 01603 722892 or E-mail: [develop@tiliaproPERTIES.co.uk](mailto:develop@tiliaproPERTIES.co.uk)  
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