

Witchcraft Way, Rackheath Industrial Estate, Norwich, Norfolk NR13 6LR



## INDUSTRIAL UNIT TO LET

WITCHCRAFT WAY,  
RACKHEATH INDUSTRIAL ESTATE



Similar Industrial Unit interior.

- Industrial Unit to Let -  
Size (approximately): 3,613 sq.ft. (335.66 sq m)
- Onsite Garage with office content
- Office and Mess Room facilities
- Forecourt Parking & Secure Fenced Area



**01603 722892**

### Witchcraft Way, Rackheath Industrial Estate, Norwich, Norfolk NR13 6LR

#### 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

Industrial Unit to Let - Size (approximately): 3,613 sq.ft. (335.66 sq m) development by Tilia Properties. The garage facility is constructed of steel portal frame with brick/block infill walls under a pitched profile steel clad roof.

Internally, the garage unit has an office and mess room including kitchen and WC facilities. Externally the unit has forecourt parking and unloading area plus a secure fenced compound.

#### Accommodation

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

Unit 35 size (approximately): 3,613 sq.ft. (335.66 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 2017/18
35	£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)  
 SUBJECT TO CONTRACT