

Birchall Steel Consultant Surveyors

**TWO STOREY BUSINESS UNIT
LOCATED ON THIS POPULAR INDUSTRIAL ESTATE
CONVENIENT FOR THE NORWICH NORTHERN
DISTRIBUTOR ROAD**



**APPROXIMATELY 1,850 SQ. FT. OVER TWO FLOORS
PREVIOUSLY USED AS SHOWROOM, STORAGE & OFFICES
WELL MAINTAINED ACCOMMODATION**

4 OAKTREE BUSINESS PARK
BASEY ROAD
RACKHEATH INDUSTRIAL ESTATE
NORWICH
NR13 6PZ

**TO LET ON A NEW LEASE
RENT £13,500 PER ANNUM EXCLUSIVE
MAY BE AVAILABLE FREEHOLD**

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Location

The unit is situated in Oaktree Business Park which is approached from Basey Road in the heart of the popular Rackheath industrial estate. The Rackheath industrial estate is an important employment area located just off the A1151 Wroxham Road and only a mile from the Norwich northern distributor road the A1270. Wroxham is some three miles to the north and Norwich city centre is about six miles away. There are branch line train services from Salhouse Station which is only about one mile with fast and regular mainline services from Norwich. Norwich Airport which is six miles away is less than a ten minutes' drive.

Description

The unit probably dates from the 1970's and is constructed of steel portal frame with brick elevation under an insulated profiled steel-clad roof. The upper floor and ground floor was predominantly utilised as a showroom and has a glazed shop front behind the roller shutter door which could readily be removed if not required.

The accommodation is arranged as follows: -

Unit 4

Ground Floor: Showroom 'L' shaped and measuring 34' 3" x 14' 9" and 18' 8" x 12' 4" incorporating small kitchenette area with sink unit and access to Cloakroom with wash basin and wc.

Office 1: 12' 6" x 8' 6" with further door to Lobby with staircase up to: -

First Floor Landing with doors to: -

Office 2: 15' 2" x 8' 6"

Meeting Room/Office 3: 11' 10" x 11' 9"

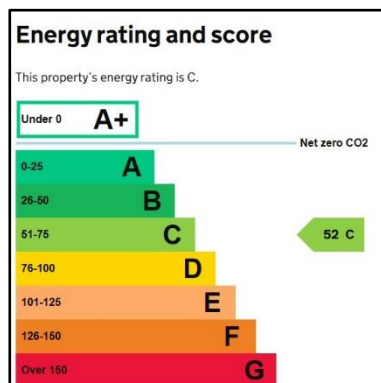
First Floor Showroom: 32' 10" x 15'.

Outside: 2 parking spaces and a further space in front of the loading door.

Services Mains water, electricity (three phase supply) and drainage are connected.

Rates Units 3 & 4 were are currently assessed together at a combined rateable value of £16,000. Unit 3 has recently let to new tenants therefore the rateable value will be reassessed separately shortly. It is likely that no.4 will be less than £12,000 thereby attracting 100% Small Business Rate Relief for qualifying businesses, so no rates will be payable.

EPC Each unit has an EPC rating of 'C'.



- Terms** To let on new full repairing and insuring leases for a term to be agreed.
Alternatively, the owners may consider a sale where offers are invited for the Freehold.
- Rent** £13,500 per annum exclusive for each unit.
- VAT** The premises is elected for VAT therefore VAT will be charged on the rent/purchase price.
- Viewing** Strictly by confirmed prior appointment with the agent Birchall Steel Ltd, 01787 883 888

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