

UNITS H3, H4 & H5, ABBEY FARM COMMERCIAL PARK, HORSHAM ST FAITH, NORWICH NR10 3JU

TO LET | WAREHOUSES

1,610 TO 3,980 SQ FT (150 TO 370 SQ M)

- Modern units with forecourts
- Available in part or as a whole
- Well maintained estate close to the NDR.

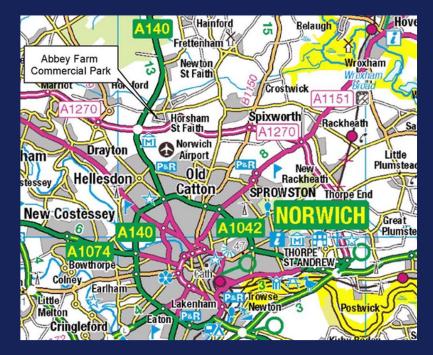


LOCATION



Abbey Farm Commercial Park is located in Horsham St Faith just to the north of Norwich. The Park is located a few hundred metres from the main A140 Cromer Road, which leads to the NDR and Norwich International Airport. The Norwich Outer Ring Road is circa2 miles south.

Other occupiers on the park include OASE UK, Buddi Ltd, Solinatra UK Ltd and Seneye Ltd.





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SUMMARY

Description

The property comprises two mid terrace light industrial units with steel portal frame construction and brick elevations. Each unit has a warehouse roller door and personnel access in addition.

Unit H3 has a mezzanine.
Units H4 & H5 are presented as a single unit.

We understand that mains water, drainage and electricity are provided to the unit.

- The property is available as a whole or in part
- Established business park
- 3 loading doors
- Separate office facilities
- Accessible WCs
- Forecourt parking

Accommodation

The properties have the following gross internal floor areas:

Sq Ft	Sq M
1,200	111.48
410	38.10
1,610	149.58
2,370	220.17
3,980	369.75
	1,200 410 1,610 2,370

Externally, H3 has a forecourt and 4 car parking spaces.

H4 & H5 has a double forecourt and 8 car parking spaces.

Additional information

Terms

The property is available by way of an effectively new, full repairing and insuring lease for a term to be agreed.

Rent upon application.

Business Rates

The properties are jointly assessed by the Valuation Office. Should the properties be let individually a new rating assessment will be required. The RV is £23,350 per annum.

EPC

Each unit has an EPC as follows:

H3 D H4/H5 C

VAT

VAT is payable on all charges from the Landlord.

Enquiries

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GALLERY

Unit H3

