



**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 circa 2 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
Unit H3		
Ground Floor Warehouse	1,200	111.48
Mezzanine floor	410	38.10
	1,610	149.58

H3 UNDER OFFER

Unit H4 and H5	2,370	220.17
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Total	3,980	369.75
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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

