



## PRELIMINARY DETAILS

# NEW UNITS OFF POTASH LANE, HETHEL, NORFOLK NR14 8EY

**TO LET | TWO NEW UNITS TO BE CONSTRUCTED  
18,392 TO 36,787 SQ FT (1,709 TO 3,417 SQ M)**

- Established south of Norwich location
- Easy access to the A11
- Completion scheduled for the end of 2025



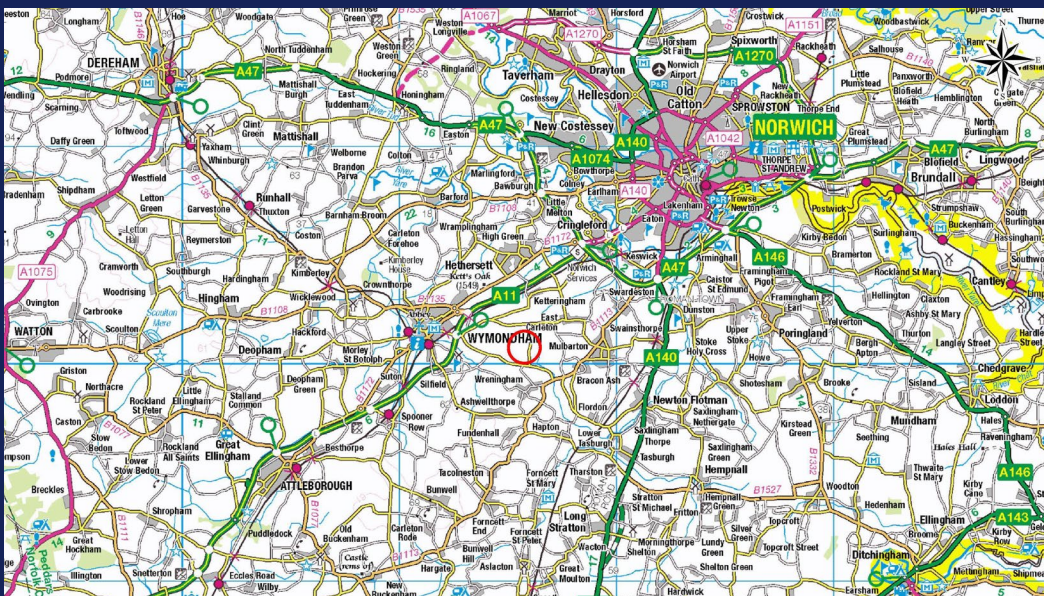


## LOCATION

The property is situated 8 miles to the south-west of Norwich on the east side of Potash Lane in an established commercial location. The A11 is just over 2 miles to the west, accessed via the B1135 Stanfield Road.

The development is adjacent to the Group Lotus Factory & racetrack and close to the Hethel Engineering Centre. Other occupiers in the immediate vicinity include Classic Team Lotus, Knowles UK and Connected Energy.

The A11 provides easy access to the A47 Norwich southern by-pass 5 miles to the north, and to Thetford, Cambridge and the M11 to the south.



## SUMMARY

### Description

The development will provide two brand new adjoining light industrial/warehouse units, with good sized forecourts.

The specification for each unit will include:

- Two electronically operated loading doors
- Eaves height of 8m
- 15% translucent roof lights
- Concrete floor
- Solar panels to the roof
- EV charging points
- Solid carpeted floors to the offices
- Suspended ceilings with recessed LED lighting
- Electric perimeter space heaters
- Comfort cooling

### Accommodation

The following gross internal floor areas will be provided:

#### Unit 1

Warehouse	-	17,039 sq ft
Offices	-	1,354 sq ft
<b>Total</b>	-	<b>18,392 sq ft</b>

#### Unit 2

Warehouse	-	17,039 sq ft
Offices	-	1,354 sq ft
<b>Total</b>	-	<b>18,392 sq ft</b>

### Additional information

#### Planning

Full planning permission was granted on 23 March 2023, for the development of the above to fall within use classes E(g), B2 and B8.

#### Terms

Each unit will be available on a new full repairing and insuring lease for a term to be agreed.

Rent upon application.

#### Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

#### Timescales

Construction is due to commence by the end of Q1.

Completion is scheduled for December 2025.

#### Further Information

For further information, please contact the sole letting agents:

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# GALLERY

