



**UNIT 39A GALES BUSINESS PARK, AYTON ROAD,
WYMONDHAM NR18 0QQ**

**TO LET | MODERN WAREHOUSE / INDUSTRIAL UNIT
3,485 SQ FT (324 SQ M)**

- Prominent position in an established location
- Easy access to the A11 and Wymondham Town Centre
- 7 car parking spaces
- 4.77m eaves height

LOCATION

The town of Wymondham is situated 9 miles south-west of Norwich and is a popular commercial location due to its close proximity to the A11.

Ayton Road is the town's most established industrial/warehouse location, with the A11 being approx. 1 mile to the east, accessed via Browick Road. The town centre and Wymondham railway station are also within a short distance.

Other occupiers within the immediate vicinity include Barley Chalu, Screwfix, Gales Construction and Peter Graham Wines.

There is a Morrisons supermarket just to the north of the property, off the B1172.



SUMMARY

Description

The property comprises a prominent end-of-terrace unit of steel frame construction with part brick part metal clad elevations under a single pitched roof.

It benefits from an electronically operated roller shutter door along with ground floor offices, two WCs and a kitchen area.

The warehouse provides column-free space with a concrete floor, rooflights and an eaves height of 4.77m.

Accommodation

The following gross internal floor area is provided:

Warehouse	-	2,944 sq ft (274 sq m)
Offices/WCs/ancillary	-	541 sq ft (50 sq m)
Total	-	3,485 sq ft (324 sq m)

There is also a mezzanine in situ, which runs across the rear of the unit and is accessed via some stairs and a platform lift.

It provides in the order of 1,133 sq ft (105 sq m) and can be removed, if required.

Externally, the property benefits from 7 on-site car parking spaces.

Additional information

Services

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

Rateable Value

According the gov.uk website, the property has a Rateable Value of £28,500.

EPC

For a copy of the EPC, please contact the sole agents.

Terms

The property is available on a new FRI lease for a term to be agreed.

The quoting rent is **£28,000 per annum**.

Further information

For further information or to arrange a viewing, please contact:

Will Jones

07899 061892
william.jones@bidwells.co.uk

Chris Squirrel

07887 830124
chris.squirrel@bidwells.co.uk

January 2025

Important notice

Bidwells LLP act for themselves and for the vendors/landlords of this property, whose agents they are, give notice that: Nothing contained in these particulars or their contents or actions, both verbally or in writing, by Bidwells LLP form any offer or contract, liability or implied obligation to any applicants, viewing parties or prospective purchasers of the property to the fullest extent permitted by law and should not be relied upon as statements or representative of fact. No person in the employment of Bidwells LLP or any joint agents has authority to make or give any representation or warranty whatever in relation to this property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only, may not be to scale and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. All rentals and prices are quoted exclusive of VAT unless otherwise stated. Prospective purchasers and tenants will be asked to produce identification of the intended purchaser/tenant and other documentation in order to support any conditional offers submitted to the vendors. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation. We may hold your name on our database unless you instruct us otherwise.