



## UNIT 6 ELM FARM BUSINESS PARK, WYMONDHAM, NR18 0ZF

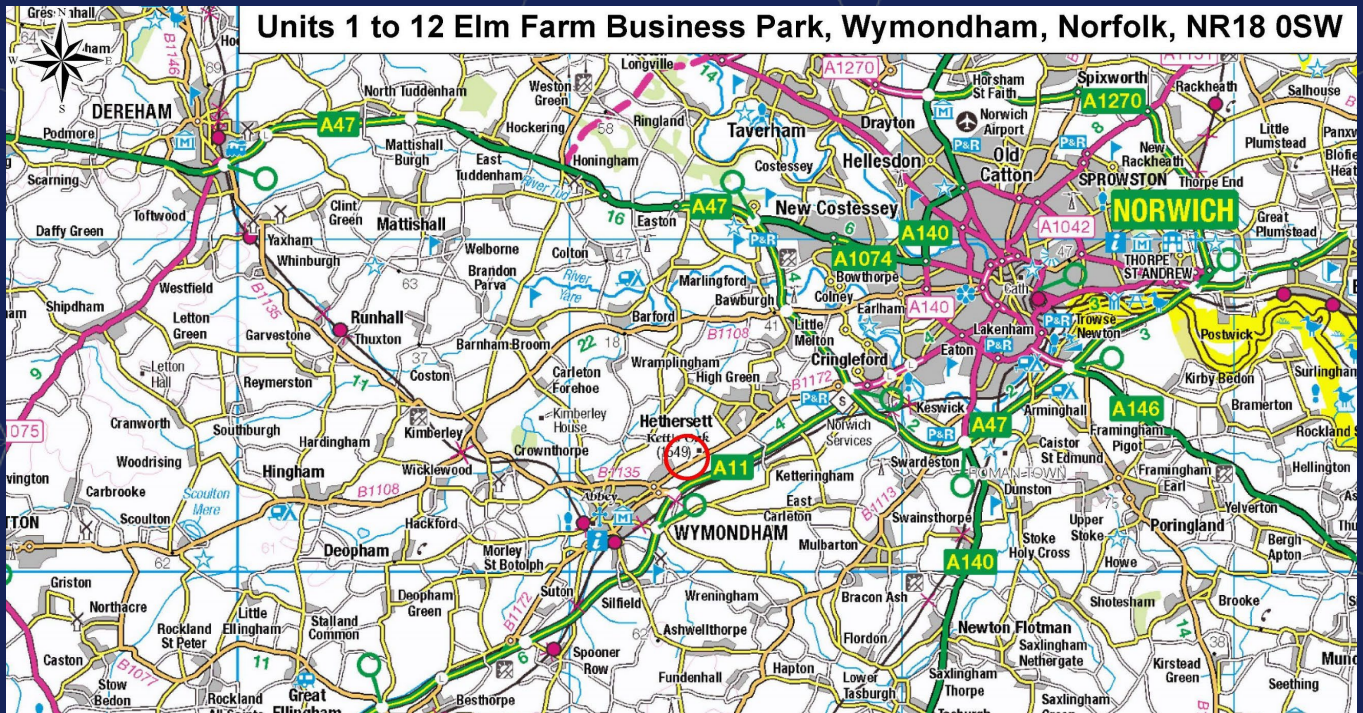
**TO LET | LAST UNIT REMAINING  
1,465 SQ FT (136 SQ M)**

- Conveniently located on the old A11 between Norwich and Wymondham
- Complete with office, kitchen and WC facilities
- Benefitting from solar panels
- Available now



## LOCATION

The Business Park is situated on the old A11 between Hethersett and Wymondham, approximately 6 miles west of Norwich and within 1.5 miles of the main trunk road (at Wymondham). The property therefore provides excellent access to the main A11 and from there to the Norwich southern Bypass. **Sat Nav - NR18 0SW**





## SUMMARY

### Description

The warehouse park development is now complete. There are two terraces of steel portal frame units and a separate detached unit.

The unit has an entrance lobby, office, kitchen and WC facilities. There is an up and over door, personnel entrance, forecourt for unloading as well as forecourt parking.

The warehouse is column-free, with concrete floors and an eaves height (CIH)\* of 4.37m with an apex height of 5.63m, 3 phase 100AMP power, water and foul services are all provided.

Each unit benefits from a solar array and the occupant will benefit from the power generated. There are also roof lights

BT/FTTC connections will also be brought to the units.

Floor loading to have a minimum compressive strength of 35N/mm<sup>2</sup>.

### Energy Performance Certificate

The unit has an EPC asset rating of A16 which is valid until 30<sup>th</sup> July 2034.

### Terms

New full repairing and insuring leases are available for terms to be agreed.

Rent upon application.

### Accommodation

The units have the following gross internal floor areas:

	Sq M	Sq ft	Parking
<b>Unit 6</b>	136.14	1,465	4

In addition, there is an overflow parking area available for use by the park's tenants.

\*Clear Internal Height (CIH) - The height between the structural floor surface and the underside of the lowest point of the structural ceiling or roof.



### Enquiries

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