



Industrial/Warehouse Unit

121.36 m² (1,306 sqft)

Industrial

To Let

- GOOD ACCESS TO BROADLAND NORTHWAY
- POPULAR ESTATE
- ROLLER SHUTTER DOOR
- IMMEDIATELY AVAILABLE
- LEASEHOLD

**Unit 3, Basey Road, Rackheath Industrial Estate,
Rackheath, Norwich, NR13 6PZ**

Rackheath is an expanding village approximately 5 miles north east of Norwich City Centre. The Rackheath Industrial Estate is situated to the north of the village, with Basey Road being a cul-de-sac off Bidwell Road which in turn is accessed off Wendover Road. The property is situated on the western side of the road.

Note: Arnolds Keys for themselves and for the vendors or lessees of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Arnolds has any authority to make or give any representation or warranty whatever in relation to this property.

Description

The property comprises a mid of terrace light industrial unit of steel portal frame construction with brick and steal clad elevations.

Internally the property comprises ground floor workshop space accessed via a roller shutter loading door, in addition to a pedestrian door providing access into a small office with a kitchen and WC.

There is a mezzanine floor suitable for office or storage space.

To the front of the property is a loading area plus parking for 6 cars.

Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice and calculate the following approximate gross internal floor areas:

Description	M ²	Sq Ft
Ground floor warehouse	105.46	1,135
Mezzanine	15.89	171
Total GIA	121.35	1,306

Terms

Alternatively, the property is available on a new full repairing and insuring lease, for a term to be agreed, at an initial rent of **£12,500 per annum** exclusive.

Business Rates

The property has been entered onto the Valuation Office Agency website as the following:

Description: Workshop and Premises

Rateable Value: £6,300

Rates Payable 2023/2024: £3,143.70

Small business rates relief may be applicable

Legal Costs

Each party to bear their own costs

VAT

Our client reserves the right to charge VAT in line with current legislation.

EPC

The property has an EPC rating of: TBC

Viewing and further information

Strictly by appointment with the sole agents:

Arnolds Keys 01603 216825

Harry Downing

harry.downing@arnoldskeys.com

DDi: 01603 216806

SUBJECT TO CONTRACT – HRD/njr/120

