



Modern Light Industrial Unit
162.67 m² (1,751sqft)

Industrial

To Let

POPULAR MODERN
INDUSTRIAL ESTATE

NEARBY OCCUPIERS
INCLUDE SCREWFIX,
TOOLSTATION AND
HOWDENS

EXTENSIVE MEZZANINE
FLOOR

EPC RATING B

3 PHASE POWER

ROLLER SHUTTER LOADING
DOOR

THREE PARKING SPACES

Unit I, Hornbeam Business Park, Hornbeam Road,
North Walsham, NR28 0FX

North Walsham is a thriving market town in Norfolk with a population of approximately 12,500, situated 16 miles north of Norwich. The town benefits from a well-established commercial and retail presence, including a Waitrose supermarket.

Hornbeam Business Park is a newly developed commercial site located just off Norwich Road, south of the town centre. Positioned adjacent to the railway line, the park benefits from a newly opened dedicated car park at North Walsham Station.

Current occupiers include Screwfix, Toolstation, Howdens Joinery, and Pellpax. Hornbeam Road runs through the development and is set to link with Norwich Road via the Persimmon housing scheme.

Description

The property comprises a semi-detached steel portal frame industrial unit, accessed via a three-panel glazed personnel door or an electrically operated roller shutter loading door.

Internally, the unit offers open-plan warehouse space with a large mezzanine floor, WC, and kitchen facilities. It benefits from three-phase power, LED lighting, and designated parking for three vehicles, with additional customer parking available on the estate.

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	M²	Sq Ft
Ground Floor	93.44	1006
Mezzanine	69.27	745
Total GIA	162.71	1,751

Terms

The property is available on a new full repairing and insuring lease, for a term to be agreed, at an initial rent of **£13,000 per annum exclusive**.

Business Rates

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

Description: Warehouse and Premises

Rateable Value: £4,600

Rates Payable 2021/2022: £2,295.40

<https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>

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: B

Viewing and further information

Strictly by appointment with the sole agents:

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SUBJECT TO CONTRACT - HRD/njr/120

