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Unit 2, Ambassador Way, Dereham, NR20 3TL

TO LET

Detached Warehouse/Light Industrial Unit

- Modern building
- Close to A47
- 5.2m (17 ft) minimum eaves height

257.33 sq m (2,770 sq ft)

Location

The property is located just off Greens Road adjacent to a number of well known multiples such as Jewsons and Travis Perkins. Yaxham Road Industrial Estate is a busy trading estate located on the southern side of Dereham, conveniently close to the town centre and the A47 trunk road.

Description

The property is of modern steel frame construction with brick and clad elevations. The building consists of a clear single-span bay with minimum eaves height of 5.2 metres. Internally are two storey air conditioned offices.

There is full height loading onto a shared yard with car parking for approximately 6 vehicles.

Accommodation

Measured on a gross internal floor area basis in accordance with the RICS Code of Measuring Practice, the property has the following approximate floor area:-

	m ²	ft ²
Warehouse	130	1,396
Ground Floor Offices	100	1,058
First Floor Offices	30	316
Total	260	2,770

Business Rates

The property may benefit from Small Business Rates Relief which may reduce the rates payable. Please contact the agents for more information.

Description	Offices & Premises
Rateable Value	£13,250
Rates Payable	£6,360

Terms

The property is available to let on a new full repairing and insuring lease on terms to be agreed. We have been instructed to quote a rent of £15,300 per annum.

Legal Costs

Each party will be responsible for their own legal costs incurred in documenting the letting.

VAT

VAT will not be charged on the rent.

Energy Performance Certificate

The property has an EPC rating of:- D.

Viewing & Further Information

Strictly by appointment with the sole letting agents.

Brown & Co

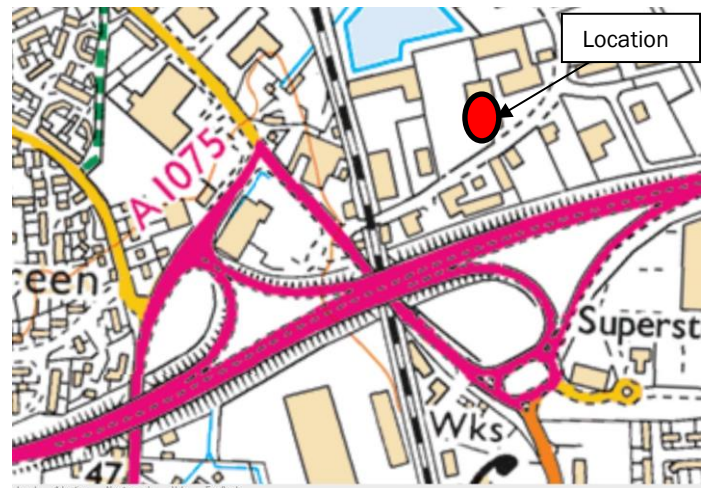
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