



High Specification Workshops with Mezzanine Floors
189.1 m² (2,031 sq ft)

Workshop & office

To Let

MODERN HIGH QUALITY WORKSHOP SPACE

ROLLER SHUTTER LOADING DOOR

MEZZANINE OFFICES

BUSINESS SUPPORT

MANNED CENTRE RECEPTION AND MEETING FACILITIES

PART OF THE HETHEL HIGH PERFORMANCE ENGINEERING & MANUFACTURING CLUSTER

AMPLE LOADING & CAR PARKING

Hethel Engineering Centre, Chapman Way, Hethel, Norwich, Norfolk NR14 8FB

Hethel Engineering Centre is an award-winning innovation hub and business centre in Norfolk serving the high-performance engineering and manufacturing sector in the East of England.

The Hethel Engineering Centre is situated adjacent to the iconic Lotus, just 2 miles from the A11 which connects Norwich and London and also provides easy access to the national road network.

Norwich is approximately 8 miles to the north east and has an International airport with regular connections to Amsterdam Schiphol airport and other UK and European destinations. Norwich is served by a regular half hourly service to London Liverpool.

Note: Arnolds Keys for themselves and for the vendors or lessors 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 lessee 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

As a member at Hethel Engineering Centre you will become part of the Hethel Innovation Community. Members of the community have preferential access to the Innovation Team, a versatile team offering support on a range of different areas of business.

Hethel Innovation take pride in offering bespoke support to each organisation they interact with, and their experienced team are able to provide impartial advice and feedback on a variety of topics, be it product development, Agile project management or even a new business.

The Hethel Engineering Centre offering includes:

- Access to bespoke business support
- High specification workshops with mezzanine floors.
- 24 Hour secure access
- Free parking
- Full-height roller shutter doors on all workshops for convenient deliveries and dispatches
- Secure, lit service yard for HGV access
- Manned Centre reception
- Access to conference, training and meeting facilities with catering service
- Situated in picturesque Norfolk, 8 miles from the centre of Norwich
- Franking and courier service
- Heating and lighting
- Compressed air
- Disabled access and toilet and shower facilities

Accommodation

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

Description	M ²	SqFt
Unit 19 - Workshop With mezzanine floor	97.6	1,051
Unit 39 - Workshop With mezzanine floor	91.5	980
TOTAL GIA	189.1	2,031

Terms

Please contact the agents for full information.

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: C

Viewing and further information

Strictly by appointment with the sole agents:

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SUBJECT TO CONTRACT - HRD/njr/120

