



MODERN STORAGE UNITS
250 - 502.5 m² (2,000 - 5,409 sq ft)

Industrial

TO LET

MODERN STORAGE UNITS
AVAILABLE SEPERATELY
OR COMBINED

**EAVES HEIGHT OF 8.3M
TO 10M AT APEX**

**ELECTRIC ROLLER
SHUTTER LOADING DOOR**

CONCRETE FLOOR

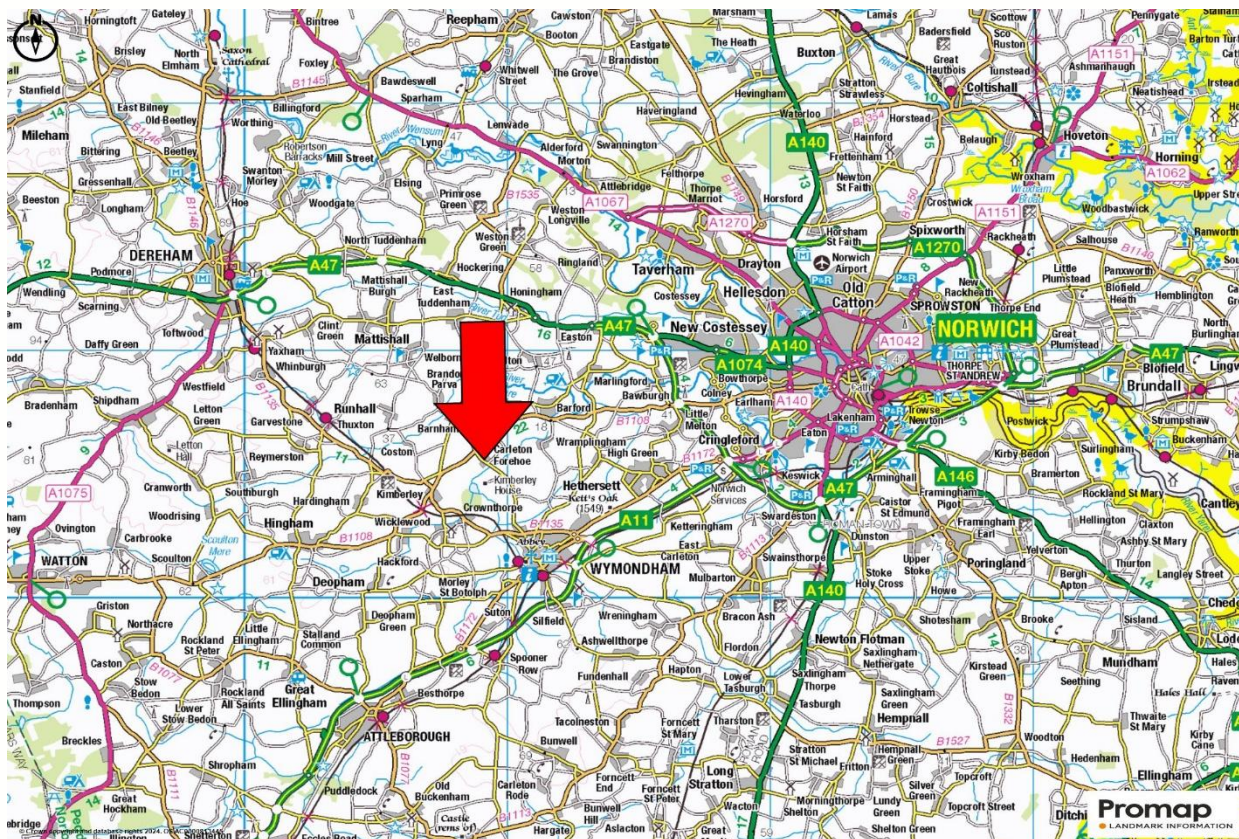
**AMPLE LOADING &
PARKING**

**3 MILES NORTH OF
WYMONDHAM**

**Units 7 & 8, Church Farm, Carleton Forehoe,
Norwich, NR9 4AL**

The property is situated at Church Farm in the village of Carleton Forehoe which is located 9 miles west of Norwich and 3 miles north of Wymondham. Access to Norwich is via the B1108 Watton Road which lies to the north of the property and to Wymondham and the A11 via Barnham Broom Road.

What3words: roadshow.plump.blackouts



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

The property is a steel portal frame building with part steel clad and part blockwork elevations under a pitched roof with roof lights. An electric roller shutter loading door provides access and the unit benefits from a minimum eaves height of 8.3m to the haunch and 10m to the apex.

The property can be split to provide 2 units of approx. 2,500 sq ft, each with its own loading door.

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
Unit 7	278.7	3,000
Unit 8	223.8	2,409
Total GIA	502.5	5,409

Terms

The property is available on a new full repairing and insuring lease, for a term to be agreed, at an initial rent of **£25,000** per annum exclusive.

Business Rates

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

To be assessed.

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:

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SUBJECT TO CONTRACT - NOL/njr/288874/120

