



Industrial/Warehouse Unit

191.19 m² (2,058SqFt)

Industrial

For Sale

GOOD ACCESS TO
BROADLAND NORTHWAY

POPULAR ESTATE

SUITABLE FOR A RANGE OF
CLASS E USES

ROLLER SHUTTER DOOR

THREE PHASE ELECTRICITY

Unit 3, Chestnut Court, Rackheath Industrial Estate,
Norwich, NR13 6LH

Rackheath is an expanding village approximately 5 miles northeast of Norwich City Centre. The Rackheath Industrial Estate is situated to the north of the village, with Chestnut Court being a small terrace of units off Wendoover Road which in turn is accessed off Green Lane. The property is situated on the eastern 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 an end-of-terrace industrial unit of steel portal frame construction with a blockwork party wall under a pitched and insulated steel sheet roof with roof lights.

Internally the property comprises an open plan ground floor workshop accessed via a roller shutter loading door and two pedestrian doors. There are WC facilities and a small storeroom to the rear of the unit.

There is a small mezzanine currently used for storage, office space and a kitchenette. The property has a minimum eaves height of 4.62m (max 6.45m) and also provides three phase electricity.

To the front of the property is a shared access road and approximately 6 parking spaces.

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	167.41	1,802
Mezzanine	23.83	256
Total GIA	191.24	2,058

Terms

The freehold interest in the property is available for sale with vacant possession at **£275,000** exclusive.

Business Rates

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

Description: Workshop and Premises

Rateable Value: £15,000

Rates Payable 2026/2027: £6,480.00

Occupiers may benefit from 100% 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: C

Viewing and further information

Strictly by appointment with the sole agents:

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SUBJECT TO CONTRACT - HRD/njr/120

