



TO LET

HIGH QUALITY STORAGE/INDUSTRIAL UNIT

WOOD FARM

RUNHALL

NORFOLK

NR9 4DW

3,600sqft (stms) total offered in two units of 1,800sq ft (stms)

Rent – P.O.A



RICS

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2 Harford Centre, Hall Road, Norwich NR4 6DG

Arnolds | Keys

arnoldskeys.com

DESCRIPTION

Wood Farm, Runhall offers high quality and secure storage in an attractive location in central Norfolk. The buildings were previously used for grain storage on the working farm and benefit from a high specification.

The unit is a steel portal framed building, with grain walling, steel/tin cladding, concrete floor throughout with a corrugated roof.

The unit benefits from a front elevation, full height, roller shutter doors.

Dimensions - 60ft (w) x 60ft (d)

Total Area - 3600 ft² offered in two units of 1800 ft²

SERVICES

The unit benefits from an electricity connection and water can be provided. There are WC facilities on site.

Car parking is available on-site to be determined by separate negotiation.

LOCATION

Wood Farm, Runhall is a former working farm in central Norfolk. The farm is within easy reach of the A11 and B1108 Watton road. To access the farm from Norwich:

Take the B1108 Watton Road heading west from the city. After approximately 8 miles turn right onto Spur Road and head into Barnham Broom. At the end of the road turn left and continue through Barnham Broom. At the T junction turn left onto Runhall Road and continue for approximately 1.5 miles. Follow the road around the large right hand bend, Wood farm is located on the left hand side after around 200 metres.

Postcode – **NR9 4DW**

TERMS

The unit is available on a new lease with terms that are to be agreed.

OUTGOINGS

The tenant will be responsible for payment of Business Rates (when assessed). Electricity and water will be charged on a pro rata basis.

Please note that tenants will be required to provide references and an administration fee of £100 + VAT will be charged.

DEPOSIT

One quarter's rent will be taken as a deposit, payable upon the signing of the lease.

REPAIRS AND INSURANCE

An annual payment in relation to the size of the building will be taken to cover insurance costs.

LEGAL COSTS

Each party to bear their own legal costs.

LOCAL AUTHORITY

South Norfolk District Council

AGENTS NOTE

Further buildings may be available on the site by separate negotiation.

VIEWING

Strictly by appointment only with the Agents – Irelands Arnolds Keys:

Contact: **Tom Corfield MRICS FAAV**

Tel: **(01603) 250808**

Email: tom.corfield@irelands.co.uk

IMPORTANT NOTICE

These particulars have been prepared in good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information/verification.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Prospective Purchasers should satisfy themselves on such matters prior to purchase. The Purchaser(s) shall be deemed to acknowledge that he has not submitted his offer in reliance on any of the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise, and that no warranty or representation has been made by the Vendor or his servants, or agents, in relation to, or in connection with the property. All the Lots are sold with all faults and defects whether of condition or otherwise, and the Vendors are not responsible for any such faults or defects, or for any statement contained in the particulars.

Any error, omission, or mis-statement in any of the said statements should not entitle the purchaser to rescind or be discharged from the contract, nor entitle either party to compensation or damages, nor in any circumstances give either party cause for action.

LOCATION PLAN

