

Factory / Warehouse - To Let

2 and 3 Hereward Way Business Park Roudham Industrial Area, East Harling, Norfolk, NR16 2QN

Merrifields



Size: 8,319 - 18,327 Sq Ft

Economic Industrial Unit

Within 1 mile of the A11


Open plan well specified industrial space


Provides Storage or Production Space

Available To Let on terms to be agreed



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Merrifields Chartered Surveyors
63 Churchgate Street
Bury St Edmunds, IP33 1RH

Description

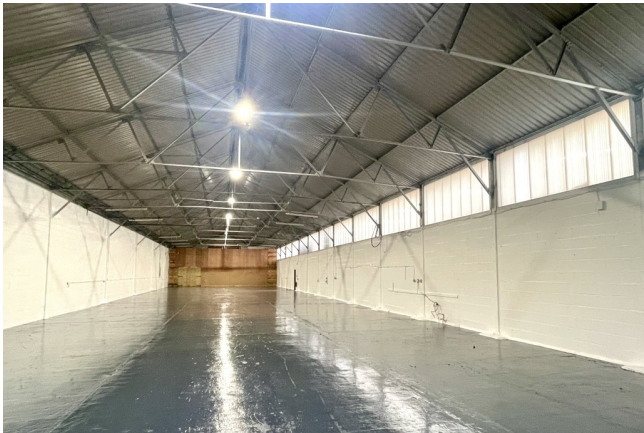
Hereward Way Business Park is located on the Roudham Road Industrial Estate between Norwich and Thetford in Norfolk about 0.5 miles from the East Harling Train Station and 1 mile from the A11.

The units have been modernised and refurbished to include new insulated cladding to the roof and walls. The units have up and over access doors and 3 phase power. Modern portakabin office and amenity block accommodation can be provided on request.

Accommodation

The property has been measured to produce the following approximate Gross Internal Areas:

Unit 2	929.74 Sq M	10,008 Sq Ft
Unit 3	772.84 Sq M	8,319 Sq Ft
Total	772.84 - 1,702.58 Sq M	8,319 - 18,327 Sq Ft



Availability

The property is available TO LET immediately on terms to be agreed

Rent

Unit 2: £30,000 per annum exc.

Unit 3: £25,000 per annum exc.

Units 2&3: £55,000 per annum exc.

VAT

Option to tax to be confirmed, all prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Business Rates

Business Rates are currently split into different listings and will need to be combined. Please call the office for more information.

Service Charge

The tenant will be responsible for a fair and reasonable proportion of the service charge.

Costs

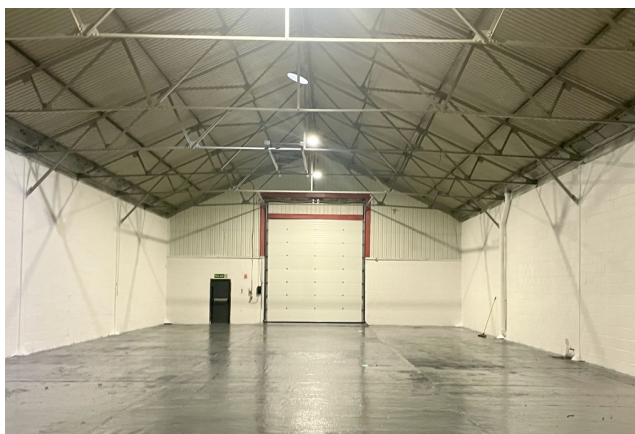
Each party will bear their own legal costs but the ingoing tenant will pay any abortive costs incurred by the landlord.

Use & Planning

The premises have most recently been used for Storage and distribution within a B8 use. Interested parties should make their own enquiries to the local planning authority for their proposed use.

EPC

EPC to be confirmed.



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Viewing & Further Information

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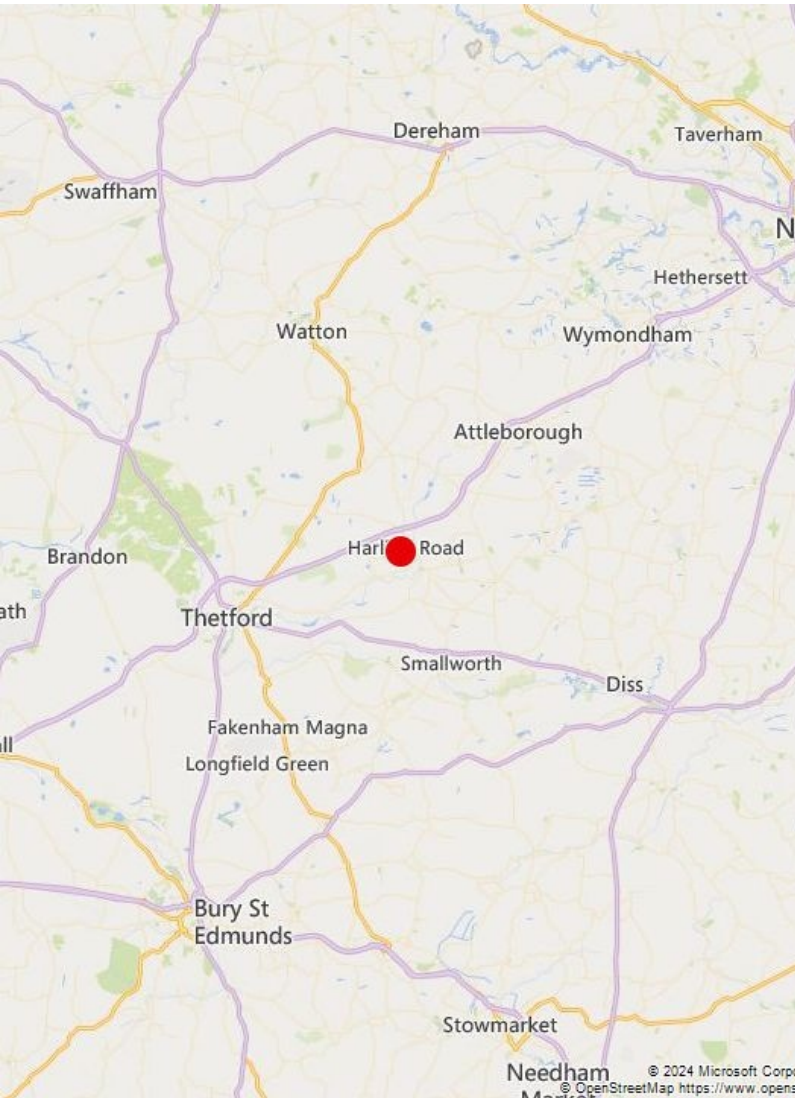
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REF: A0741 / 01.04.25

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