



UNIT 5 IRONSIDE WAY, HINGHAM, NORFOLK, NR9 4LF

LIGHT INDUSTRIAL/WAREHOUSE UNIT

- Established industrial estate location
- Office and workshop accommodation
- Good transport links close to the A11
- On-site parking

TO LET £16,000 PAX | 199.8 sq m (2,151 sq ft)

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BROWN & CO

Property and Business Consultants
brown-co.com

Location

The property is situated just off the B1108 Norwich Road, within the well-established Ironside Way Industrial Estate, Hingham, approximately 16 miles west of Norwich and eight miles east of Watton.

Ironside Way comprises a multi-let industrial estate with a combination of office, industrial and retail/trade counter uses.

Nearby occupiers include A C Bacon Engineering, Mirus Aircraft Seating, Kronch UK and Marrison Agriculture.

Description

Unit 5 comprises a modern industrial/warehouse unit of steel frame construction with mono-pitched roof.

Internally, the unit is mostly open-plan, with two ancillary offices in one corner. There is a minimum eaves height of 2.70m, rising to 4.56m.

The property has a paint sealed, solid concrete floor, 3-phase electricity and a 3m high manual sectional up and over door. The unit has recently been refurbished with a WC, kitchenette facilities and new LED strip lighting throughout.

There is parking for approximately 4 vehicles to the front of the unit

Accommodation

The property provides the following net internal floor area:-

Description	sq m	sq ft
Unit 5	199.8	2,151
Total NIA	199.8	2,151

Services

We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

Business Rates

Business rates will be the responsibility of the occupier. The premises have the following assessment:-

Description	Office & Premises
Charging Authority	South Norfolk
Rateable Value	£11,750
Rates payable for 2024/2025	£5,863*

*The rateable value is below the minimum value threshold and an occupier may therefore be eligible for full rates relief.

Tenure

The Property is available to let on full repairing and insuring terms for a term of years to be agreed.

Rent

£16,000 per annum exclusive.

VAT

It is understood that VAT is applicable to the rent and service charge payments.

Legal Costs

Each party will be responsible for their own legal costs incurred in documenting the letting.

EPC

The property has an EPC rating of E (104).

Viewing & Further Information

Strictly by appointment with the sole letting agent:-

Brown & Co

The Atrium
St George's Street
Norwich, NR3 1AB
Tel: 01603 629871

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