



21 Turbine Way, Swaffham PE37 7XD

TO LET £21,750 Pax

Attractive End Terrace Business Unit

- Well Presented Accommodation
- Ground Floor Workspace & First Floor Office
- Good Access to the Town Centre & A47
- Ample Parking

250 sqm (2,691 sqft)

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BROWN & CO

Property and Business Consultants
brown-co.com

Location

Swaffham is a busy traditional market town approximately 30 miles west of the regional centre of Norwich and lying between King's Lynn (20 miles) and Dereham (15 miles) immediately to the south of the main A47 trunk road and A1065 Fakenham to Barton Mills Road with access to the A11/M11. Traders represented in Swaffham include numerous local independent outlets along with national retailers including McCalls, Boots and Waitrose.

Occupiers on the Ecotech Business Park include Waitrose, doctors surgery, private school, care home and an extensive range of firms and businesses.

Description

The property comprises an end terrace business unit with ground floor workspace and first floor offices which provides well serviced and attractive accommodations with cloakrooms to both ground and first floors.

Externally, there is parking to the front and service doors to the rear along with further parking spaces.

Accommodation

The property provides the following net internal floor area:-

Description	sqm	sqft
Ground Floor Workshop	123	1,324
First Floor Offices	127	1,367
Overall	250	2,691

Services

We understand mains water and three phase electricity are connected.

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

Tenants are advised to contact the Local Authority to confirm the Rates Payable:

Rateable Value (1 April 2023)	£21,500
Rates payable for 2023/2024	£10,728.50

Terms

The property is offered to let on a new full insuring and repairing lease for a minimum term of 3 years or multiples thereof.

Please note that any lease will be subject to a satisfactory credit reference check.

VAT

VAT will be charged upon the rent.

Legal Costs

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

EPC

The property has a rating of C.

Viewing

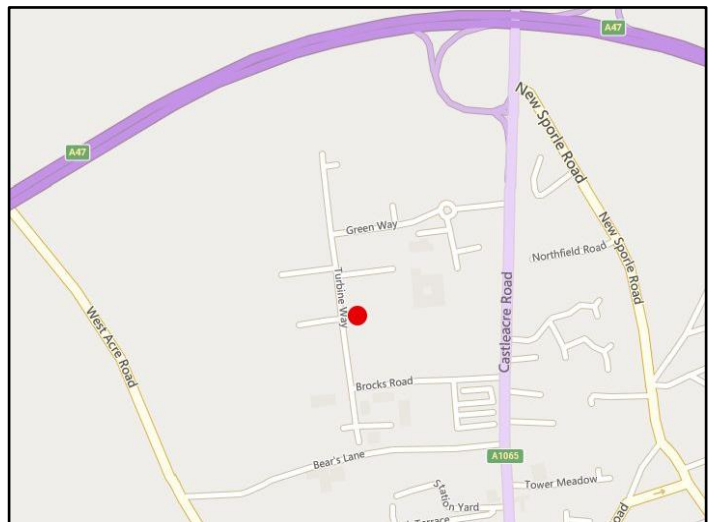
Strictly by appointment with the letting agent:-

Alison Richardson

Brown&Co Kings Lynn Office

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