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**Units 6 and 7 Aylsham Business Park, Richard Oakes Road, Aylsham, NR11 6FD**  
**TO LET £14,000 - £26,000 per annum exclusive**

**New Build Business Units**

- Situated within Aylsham Business Park
- Built to a high quality specification including air conditioning and fibre broadband
- Accessed just off the A140
- 4 parking spaces per unit

**100.7 – 201.4 sq m (1,084 – 2,168 sq ft)**

### Location

Aylsham is a historic market town approximately 12 miles from Norwich and 11 miles from Cromer. The town is distinguished by its historical architecture, traditional market square and good provision of public transport services and local facilities. Blickling Hall, Felbrigg Hall & Sheringham Park (National Trust Properties) are located within easy travelling distance by car, as is the North Norfolk Coast, which is classed as an Area of Outstanding Natural Beauty.

Aylsham Business Park is a newly constructed development of 12 units. It is well located just off the A140, with links to Norwich and the Broadland Northway.

Nearby occupiers include Aylsham Police Investigation Centre, Norfolk Constabulary, CT Baker Builders Merchants and Parish Land Surveys.

### Description

Unit 6 and Unit 7 are newly constructed mid-terrace business units within a new business park. The properties are prominently positioned on the development, directly visible from the entrance.

They are of new, red brick construction with part rendered, part clad elevations and concrete floors. There is double glazing throughout with a double glazed personnel door to the front of each property. Internally, they are carpeted with plastered emulsion walls and suspended ceilings. Both offer an open-plan office layout with a separate kitchen and two WCs, one of which is DDA compliant.

They have been finished to a high specification, with LED lighting, air conditioning, perimeter trunking and fibre broadband. To the front of each unit are 4 parking spaces in addition to on site bicycle storage.

The offices are available to be let separately or together.

### Accommodation

The property provides the following net internal area:

Description	sq m	sq ft
Unit 6	100.7	1,084
Unit 7	100.7	1,084
<b>Total NIA</b>	<b>201.4</b>	<b>2,168</b>

### 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:-

6 & 7 Aylsham Business Park	Offices and premises
Rateable Value	£17,750
Rates payable for 2022/2023	£8,857*

\*The two premises have been assessed together, therefore occupiers considering taking one unit only are advised to speak to Broadland Council to determine whether business rates relief would be available.

### Planning

The property would be suitable for a range of uses including financial and professional services, medical and clinic services, offices, education or storage and distribution. Due to restrictions on permitted use, interested parties are advised to contact the agents for more detail.

### Tenure

Unit 6 and Unit 7 Aylsham Business Park are available by way of new full repairing and insuring leases for a term of years to be agreed at a rent of **£14,000 per annum each or £26,000 per annum together**.

### VAT

It is understood that VAT is applicable.

### Legal Costs

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

### EPC Rating

The properties have an EPC rating of A (19).

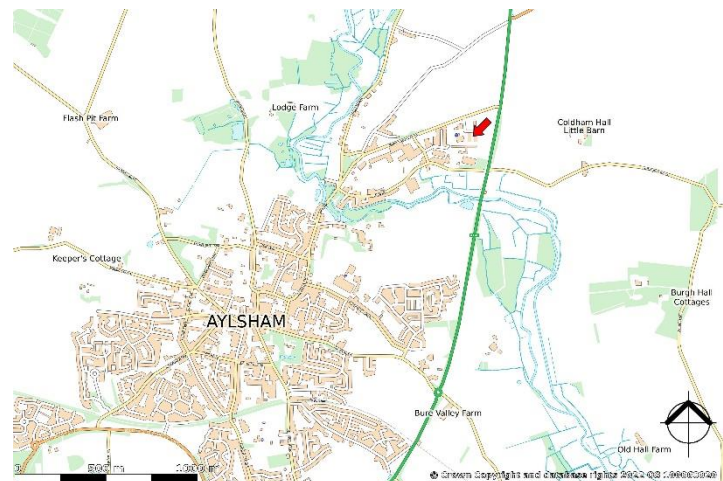
### Viewing & Further Information

Strictly by appointment with the sole letting agent:-

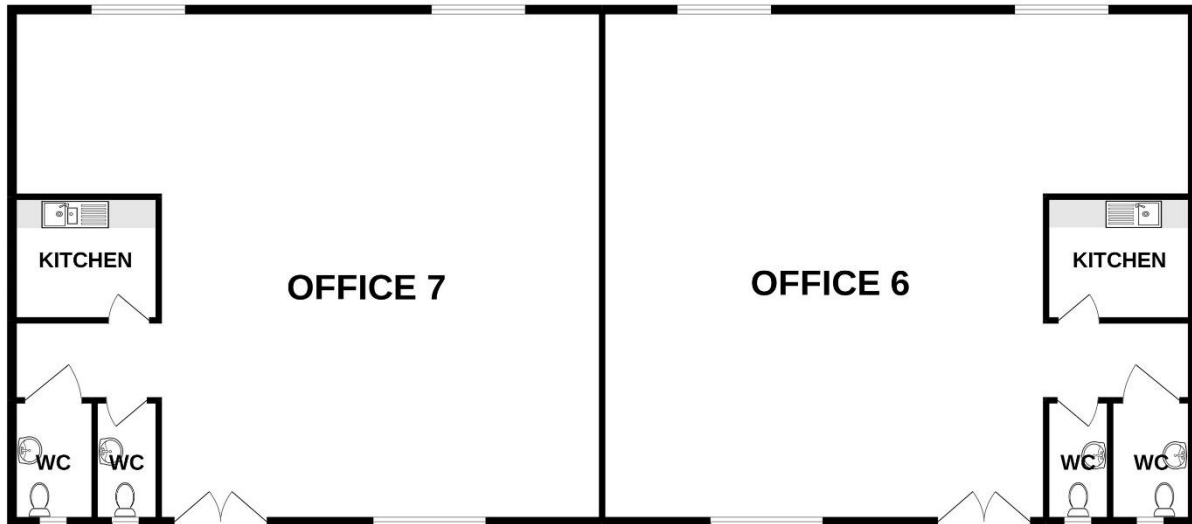
**Brown & Co**  
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Tel: 01603 629871

**Katie Bates**  
01603 629871  
katie.bates@brown-co.com

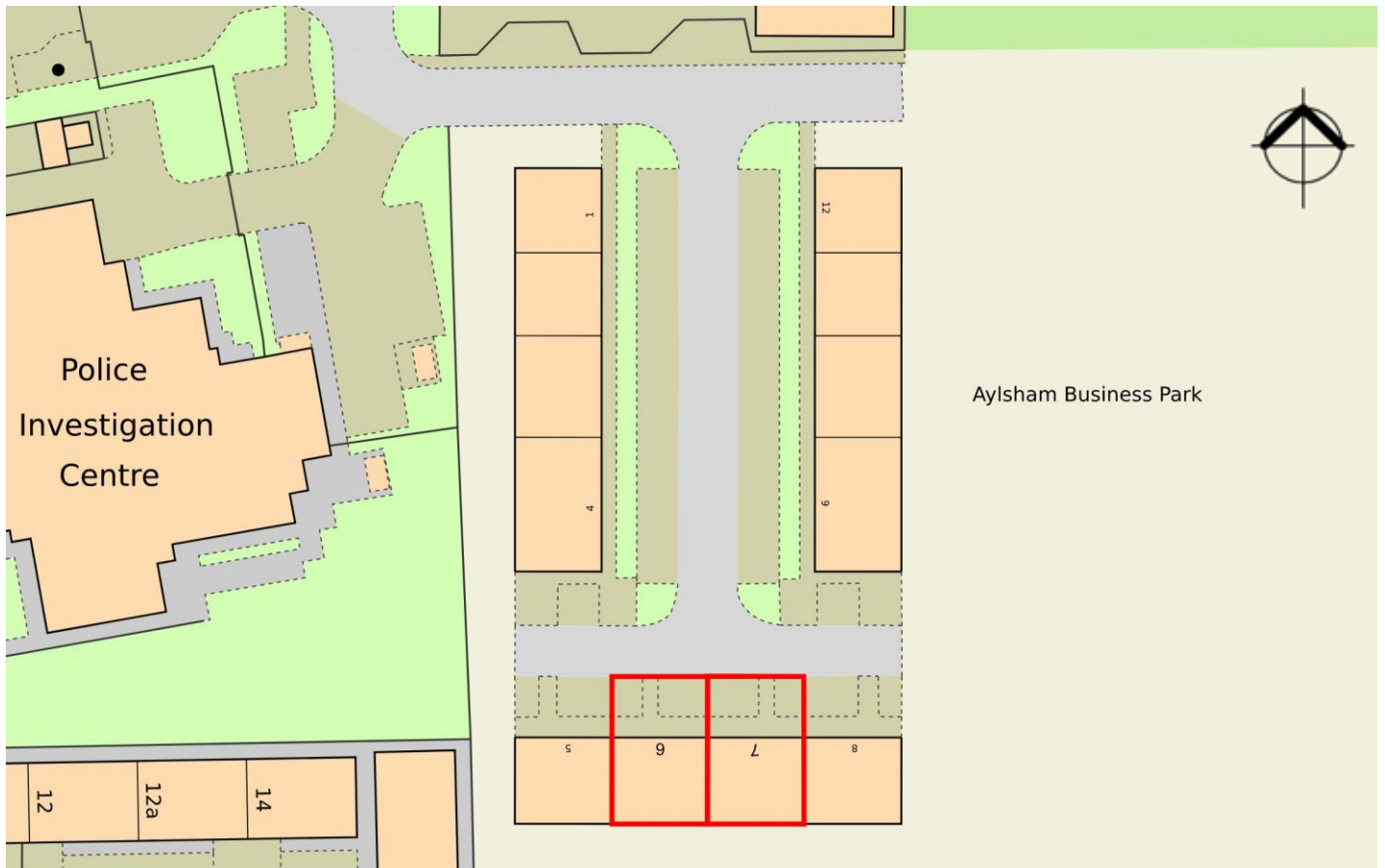
**Andrew Haigh**  
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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