

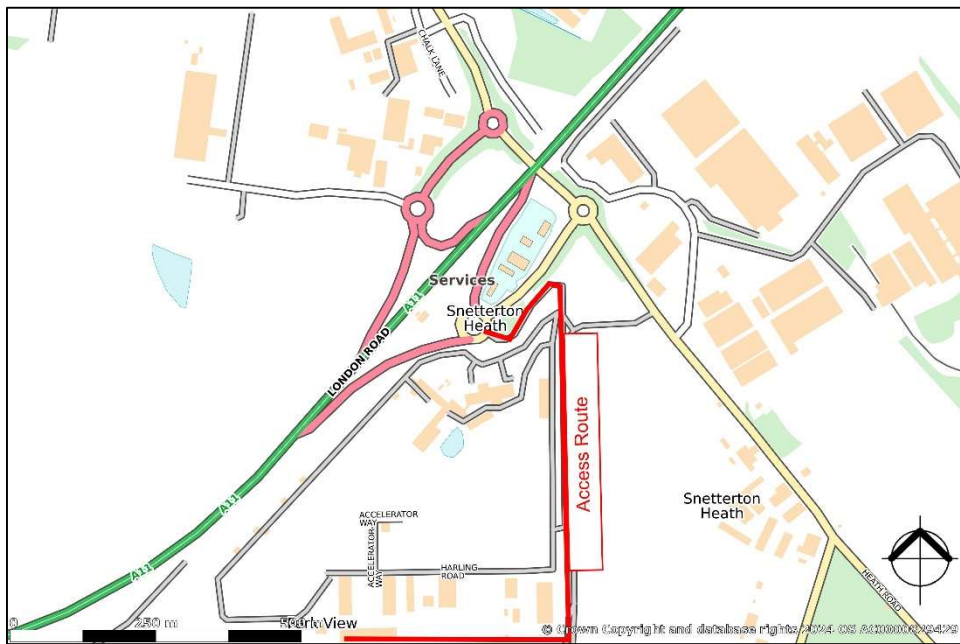
TO LET: Newly-built industrial/warehouse space



Unit T29A, Snetterton Business Park, Snetterton, Norfolk NR16 2JU

To Rent - £9.50 per square foot / £47,500 per annum exclusive

- Secure compound with parking and full height roller shutter door
- 3-phase 40kVa electricity supply, fibre to the premises, and energy efficient
- Available immediately
- Strategically located on Snetterton Business Park, at the Snetterton junction of the A11. Nearby amenities include McDonalds, Greggs, Subway, Starbucks
- **Approx. 465 sq m (5,000 Sq Ft)**



Location

Snetterton Business Park is strategically positioned in Norfolk, close to major road networks. Located approximately 20 miles south west of Norwich, it provides excellent connectivity to both the A11, offering links to Cambridge (60 miles) and London, as well as the wider East Anglian region. The A47 is nearby, facilitating access to Great Yarmouth and King's Lynn, with the A14 also within reach, providing connections to the Midlands and Felixstowe Port.

Situation

T29A sits at the southern edge of Snetterton Business Park, a short drive from the main junction of the A11.

Description

The property comprises a new build, highly-efficient and modern warehouse, comprising LED lighting, roller shutter door, palisade fenced yard area, parking, WC and office area.

Planning

All interested parties should contact Breckland Council's planning department on 01362 656870 or via email at planning@breckland.gov.uk.

Legal Costs

Each party to bear responsibility for their own legal costs.

Viewing

Strictly by prior appointment with agents Penn Commercial: robin@penncommercial.co.uk



01379 768003

penncommercial.co.uk

Address:
Diss Business Hub
Hopper Way
Diss
Norfolk
IP22 4GT

Business Rates

All interested parties should contact Breckland Council's business rates team for further information. They can be reached at 01362 656871 or via email at revenues@breckland.gov.uk.

The property has a rateable value of £36,000

Services & Service Charge

We understand that mains electricity and water are connected to the property. NB: None of the services have been tested and it is the responsibility of the proposed purchaser to satisfy themselves as to their operation / condition including IT and telecommunications links

Service charge TBC.

Terms & Tenure

The premises are available to let on new lease terms on new lease terms at a rent of £9.50 per square foot / £47,500 per annum exclusive. Service charge and insurance information is TBC.

VAT

Will be applicable.

Energy Performance Certificate

There is an EPC for the property with a rating of A25. The Certificate number is 9954-1808-6865-8319-9318, valid until August 2034.

Accommodation (all areas are approximate)

Total	465 sq m	5,000 sq ft
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