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UNIT 13 IRONSIDE WAY

Hingham, Norfolk, NR9 4LF

TO LET £17,000 pax

Industrial/Warehouse Unit

- Recently refurbished unit
- Established industrial estate location
- On-site parking
- Good transport links close to the A11

225.6 sq m (2,429 sq ft)



Location

Hingham is situated 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, Cobalt Aerospace, Kronch Ltd and A-Y Comfort Footwear Ltd.

Description

The subject unit comprises an open-plan end terrace industrial unit/warehouse of steel frame construction with a mono-pitched roof. The unit has most recently been utilised for storage but would be suitable for a variety of uses stp.

The unit has recently been refurbished, with a new WC and kitchenette facilities installed and new lighting throughout.

There is parking for approximately 4 vehicles at the front of the unit.

Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice on a Gross Internal Area basis.

The property provides the following gross internal area:

225.6 sq m (2,429 sq ft)

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	Workshop & premises
Rateable Value	£8,900
Rates payable for 2020/2021	£0*

*The rateable value is below the minimum threshold of £12,000 and therefore an exemption from business rates may apply, please check with South Norfolk District Council.

Service Charge

A service charge is levied in relation to the cleaning and maintenance of the communal parts.

Tenure

The property is available on a new effectively full repairing and insuring lease, for a term to be agreed, at an initial rent of **£17,000 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 Rating

The property has an EPC rating of C (61).

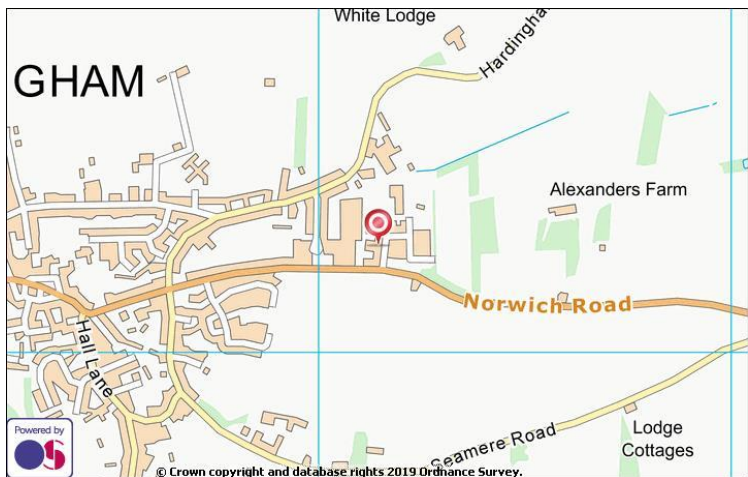
Viewing & Further Information

Strictly by appointment with the sole letting agent:-

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