

Unit 2, Snetterton Business Park, Norwich, Norfolk NR16 2JZ



## INDUSTRIAL UNIT

## TO LET

### SNETTERTON BUSINESS PARK

- Business Unit for Sale or Let -  
Size (approximately): 30,990 sq.ft. (2,876.3 M<sub>2</sub>)
- Large Warehouse with roller shutter-loading doors
- Staff & Customer Parking
- Office & Welfare Block. 1,960 sq.ft. (181.9 M<sub>2</sub>)
- Large Vehicle Unloading Areas



**01603 722892**

### Unit 2, Snetterton Business Park, Norwich, Norfolk NR16 2JZ

#### Location

Unit 2, at Snetterton Business Park has a prominent location adjacent to A11, approximately 20 miles south of Norwich City Centre.

#### Description

The subject property is size (approximately): 30,990 square feet (2,876.3 Sq m) distribution warehouse development by Tilia Properties. The property is constructed of steel portal frame with brick/block infill walls under a pitched profile steel clad roof.

Internally, the unit benefits from a large warehouse area with a number of roller shutter-loading doors. The office and welfare accommodation is in a separate block and includes kitchen and WC facilities. Externally the unit has staff & customer parking and extensive vehicle unloading areas.

#### Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice and calculate the following gross internal floor areas for Unit 2: size (approximately):

Warehouse	29,030 sq.ft. (2,694.4 M <sup>2</sup> )
Office & Welfare	1,960 sq.ft. (181.9 M <sup>2</sup> )

#### Terms

The premises are available to let on a new lease for a set minimum term. Please contact our office for the latest rental details.

A maintenance rent, equating to a maximum of 2.5% of the annual rent will be levied to cover the cost of repairs and maintenance of the external and communal areas of the estate.

#### Business Rates

We have been verbally advised by Breckland District Council that the properties are entered onto the rating list as follows:

Unit	Rateable Value	Rates 2017/18
2	£TBA	£TBA

#### Energy Performance Certificate

The Energy Performance Certificate for this unit is available upon request.

#### Legal Costs

The ingoing tenant will be responsible for both parties reasonably incurred legal costs.



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#### Viewing and further information

Strictly by appointment with the sole agent: Tilia Properties Limited  
 Contact: Nick Hovey, Telephone: 01603 722892 or E-mail: [develop@tiliaproPERTIES.co.uk](mailto:develop@tiliaproPERTIES.co.uk)  
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