



MODERN BUSINESS UNIT

UNIT 4B SNETTERTON BUSINESS PARK, HARLING ROAD,
SNETTERTON, NORWICH, NORFOLK, NR16 2JU

- Well located within the established Snetterton Business Park
- Excellent transport links
- Parking for two cars

TO LET £11,000 PAX | 63.5 sq m (684 sq ft)

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BROWN & CO

LOCATION

Snetterton Business Park is situated adjacent to the A11, approximately 20 miles south-west of Norwich and 10 miles north-east of Thetford. The location offers excellent road connectivity, with direct access to the A14 and M11, providing links to Cambridge, London and the wider national motorway network.

The business park is an established destination with a range of office, industrial and trade occupiers, together with nearby fuel, café and convenience retail facilities to include Esso, Starbucks, DPD, Equipmake and UKPN.

DESCRIPTION

The property comprises a modern recently constructed single-storey business unit situated within the established Snetterton Business Park development.

The accommodation provides predominantly open-plan office space, and benefits from a fitted kitchenette together with accessible WC facilities. The internal specification includes LED lighting, suspended ceilings, carpet tiles and electric heating with good levels of natural light.

Externally there is provision to park two vehicles within a shared carpark.

ACCOMMODATION

Measured on a net internal basis, the property comprises the following floor areas:

Description	Sq ft	Sq m
Total NIA	684	63.5

SERVICES

We have not carried out tests on any of the services or appliances and interested parties should arrange their own tests to ensure these are in working order.

BUSINESS RATES

Business rates will be the responsibility of the occupier. The property has the following assessment:-

Rateable Value (from 1st April 2026) - £13,500

Rates Payable for 2026/2027 - £5,832

LEASE & RENTAL TERMS

The property is available by way of an assignment of an existing effectively full repairing and insuring lease expiring on 5th January 2036.

The lease benefits from security of tenure provisions under the Landlord and Tenant Act 1954 and includes a mutual break option on the third anniversary of the term, exercisable by either party upon providing no less than six months' prior written notice.

Rent reviews are scheduled for 2nd February 2029, 2nd February 2032 and 2nd February 2035.

Further information and lease documentation are available from the sole letting agents upon request.

SERVICE CHARGE

A service charge is payable towards the maintenance of the common areas and external parts of the estate.

EPC

The property has an EPC rating of [to be confirmed].

VAT

It is understood that the property is elected for VAT and VAT will be charged in addition to the rent.

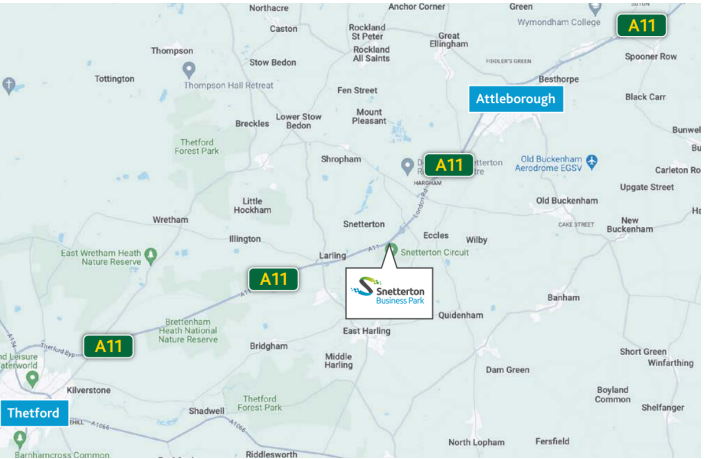
LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact:

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