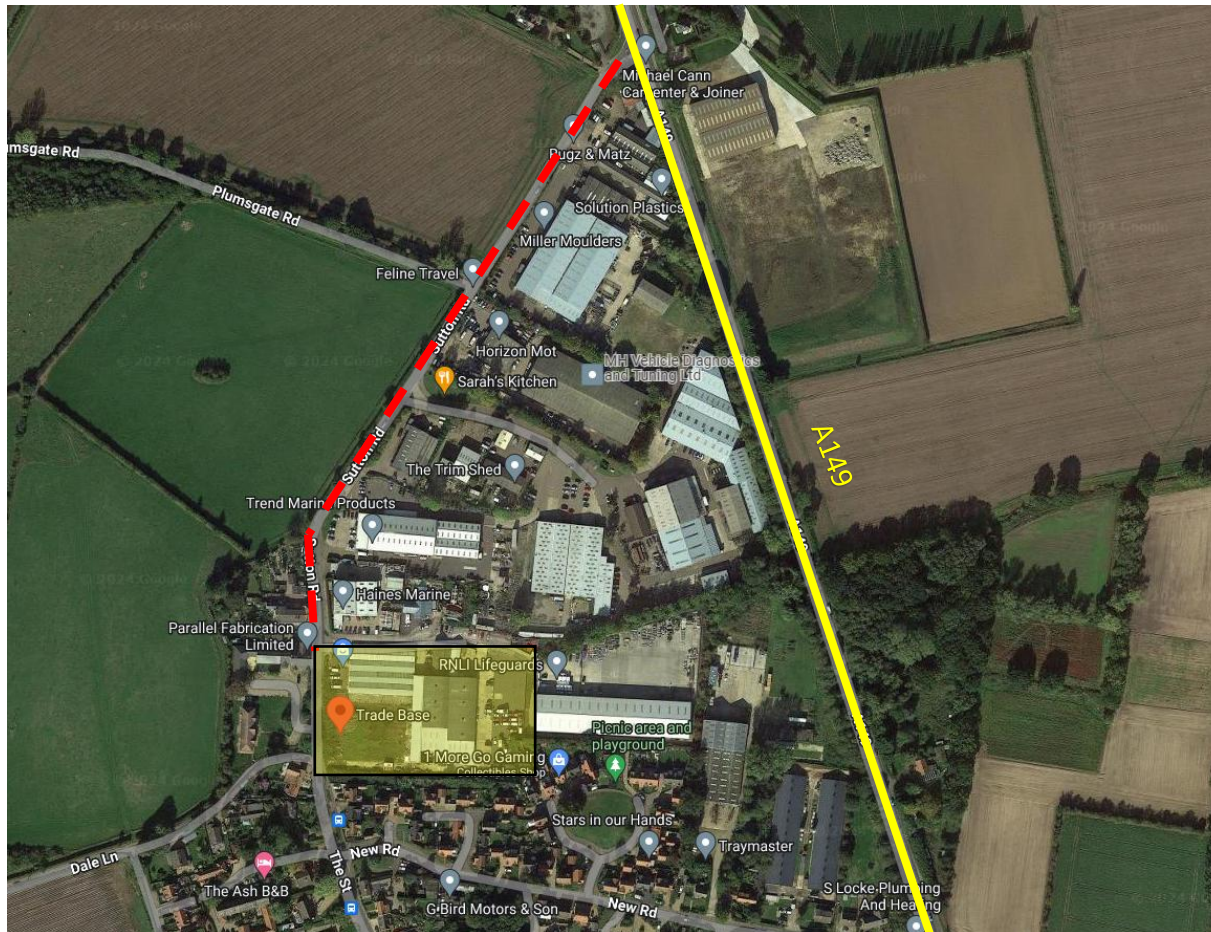


Flexible Leases Available

Rents from £645 To £1,900 pcm

Units Available on Tradebase, The Street, Catfield, Norfolk NR29 5AA

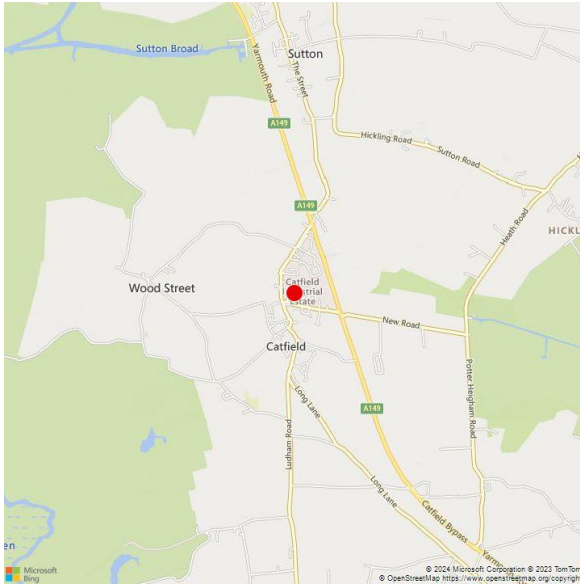


- To Let -

A variety of storage and workshop units

- Sizes range from 26m² (280 ft²) to 304 m² (3,270 ft²)
- Good access just off the A149
- Eaves heights of 3 to 6m
- Mixed warehouse, workshop & Office
- WC Facilities with each
- Some with Offices
- Terms of 2 to 10 Years

Tradebase, The Street, Catfield, Norfolk NR29 5AA



Accommodation

(Overall, GIA Floor + Mezzanine)

Unit	Area	M ²	Ft ²
Unit 9		304	3,270
Unit 15	Warehouse including WC		
	Total	26	279
Unit 17a	Warehouse including WC		
	Total	97	1051

Services

Mains water, electricity, drainage are connected to the property.



Location

Well located with good road links to Norwich (17 miles), Great Yarmouth (14 miles) and Cromer (19 miles).

Catfield is a small popular Broadland village on the important A149, which is the main spine road through the Norfolk Broads and Coastal Area.

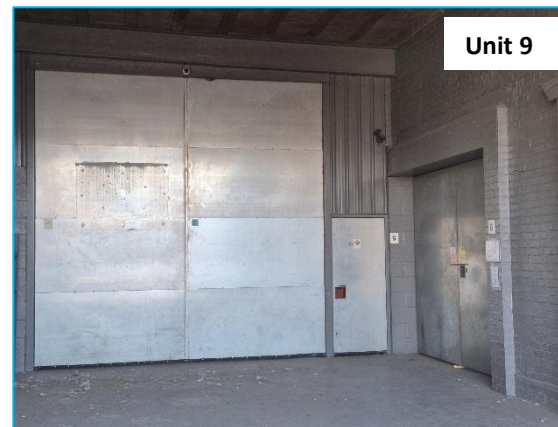
This road is also designated route serving the national gas terminal at Bacton. The site and other parts of the Catfield employment zone are located to the North of the Village.

Description

A range of varied design, height and sized units for flexible storage or workshop uses.

Planning

Light industrial & Storage or Distribution.



Tradebase, The Street, Catfield, Norfolk NR29 5AA

Tenure

New lease available on tenant's full repairing and insuring terms (2 to 10 year terms). Service charge is included in the rent. Rent payable monthly in advance by standing order. A rental deposit will be required. Water contribution of £20 pcm.

Possession

Vacant possession on completion of a new lease.

Business Rates

The Rateable Values are:-

Unit 9 - £12,250

Unit 15 - £2,500

Unit 17a - £9,500

Under the current finance act there is a small business relief which would normally exempt the occupier from paying business rates. For further information, please contact North Norfolk District Council Business Rates Department.

EPC

Unit 9 – D (86)

Unit 15 – ordered

Unit 17a – C (67)

Rents

Unit 9 - £22,800/yr (£1,900 pcm)

Unit 15 - £7,740 pa (£645 pcm)

Unit 17a - £10,140 pa (£845 pcm)

VAT

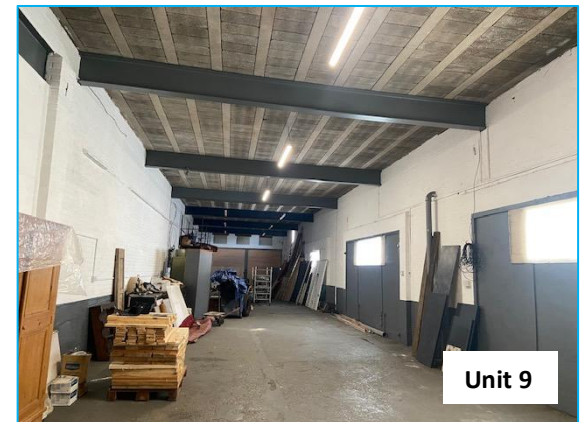
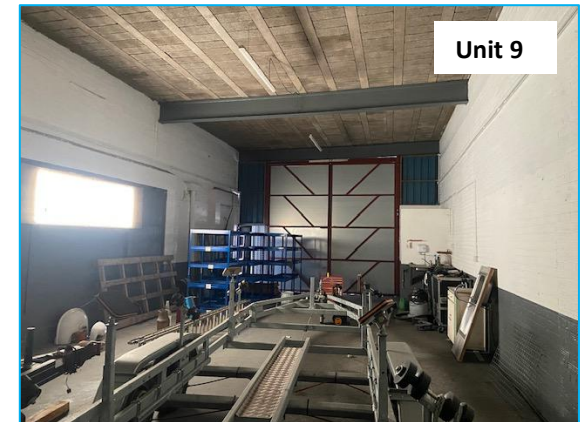
VAT will not be applicable to the rent.

Legal Costs

A short form of the Law Society Lease will be used, which is low cost and quick. £350 plus VAT. A photographic schedule of condition will be required at £150 plus VAT. Costs are payable by the ingoing tenant.

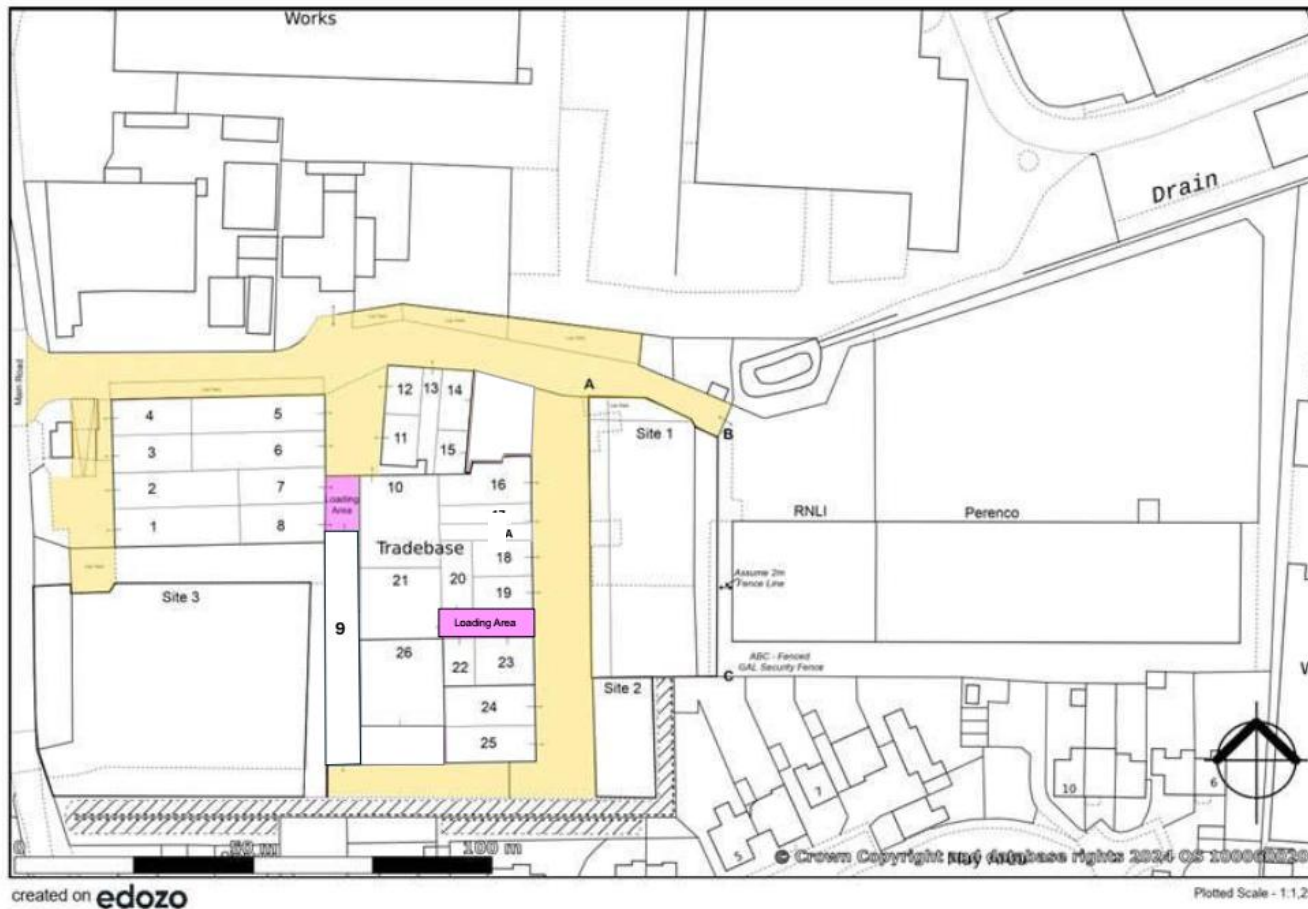
Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.



Tradebase, The Street, Catfield, Norfolk NR29 5AA

Site Plan – Not to Scale



Agent Details

For further details please contact:

01493 853853

Mike Younger - mike.younger@eastcommercial.co.uk

Julian Wright – julian.wright@eastcommercial.co.uk

www.eastcommercial.co.uk

Consumer Protection from Unfair Trading Regulations 2008 (CPR)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included.

Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. East Surveyors Ltd. Please note: Messrs. East Surveyors Ltd for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. East Surveyors Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are traveling some distance please check with East Surveyors Ltd on the issue of availability prior to traveling. 5. East Surveyors Ltd and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

info@eastcommercial.co.uk
Tel: 01493 853853



First Floor
21 Hall Quay
Great Yarmouth
Norfolk NR30 1HN