



## **UNIT 9 FOCUS BUSINESS PARK, BUNN'S BANK ROAD, ATTLEBOROUGH, NR17 1GY** INDUSTRIAL/ WAREHOUSE UNIT

- New build industrial/warehouse unit
- Well located within an established industrial estate close to the A11
- 3-Phase electricity

**TO LET £17,500 PAX | 195.1 sq m (2,100 sq ft)**

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Brown&Co Norwich  
01603 598236  
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**BROWN & CO**

Property and Business Consultants  
[brown-co.com](http://brown-co.com)

## Location

Focus Business Park is located on the Bunns Bank Industrial Estate, on the outskirts of Attleborough. Attleborough is a market town with a population of 11,232 (2021 census), due to expand further through consented residential development. It is situated approximately 20 miles from Norwich, 6 miles from Snetterton and 14 miles from Thetford via the A11.

Neighboring occupiers include Virtuosi Racing, Corum Technology Ltd, Halo Accident Repair, WOPA Hoof Trimming and Total Renewables UK.

## Description

The development comprises 8 new industrial/warehouse units of steel portal frame construction under a pitched roof, which have been completed to the following specification:

### Specification:

- 10% roof lights
- Minimum 4.8m eaves
- Concrete floors
- Ability to combine units as required
- Electric operated loading doors
- 3-Phase electricity
- WC and kitchenette

An additional specification can be provided to include a fitted office on the basis the rent will be adjusted accordingly. Please contact the agents for more information.

## Accommodation

The property comprises the following gross internal floor areas:-

Description	sq m	sq ft
Unit 9	195.1	2,100
<b>Total GIA</b>	<b>195.1</b>	<b>2,100</b>

## Services

Mains water and drainage will be connected, together with 3-Phase electricity supply. 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 are yet to be assessed for business rates. Please enquire for further information.

## Tenure

The property is available to let on new full repairing and insuring leases for a term of years to be agreed.

## Energy Performance Certificates

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

## VAT

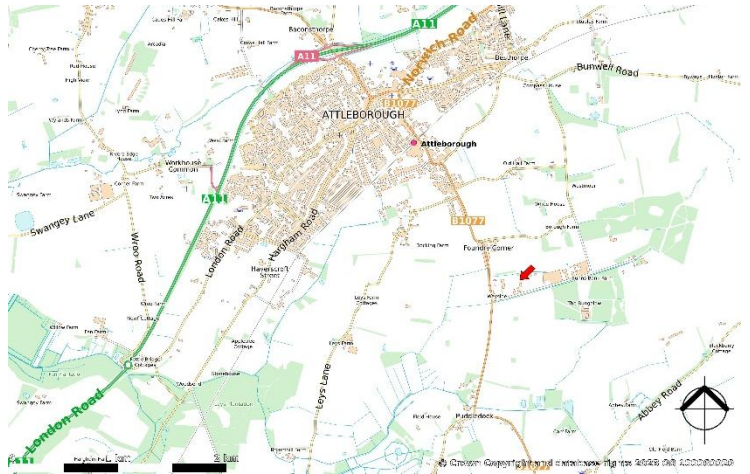
It is understood that VAT is applicable and will be charged in addition to the rent.

## Viewing & Further information

Strictly by appointment with the sole letting agent:-

**Brown & Co**  
The Atrium  
St George's Street  
Norwich  
NR3 1AB

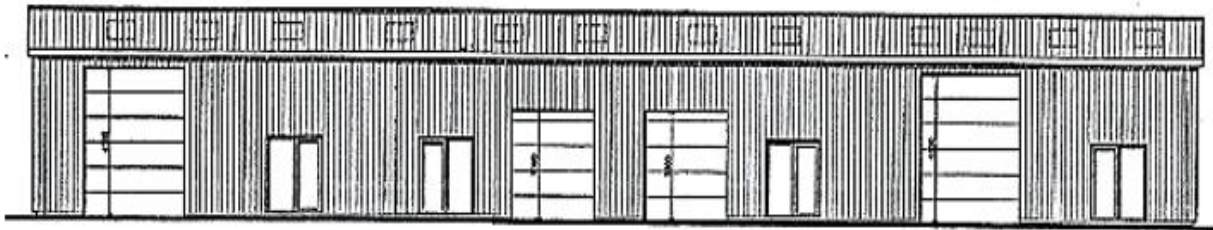
**Katie Bates**  
07818 534732  
01603 598236  
[Katie.bates@brown-co.com](mailto:Katie.bates@brown-co.com)



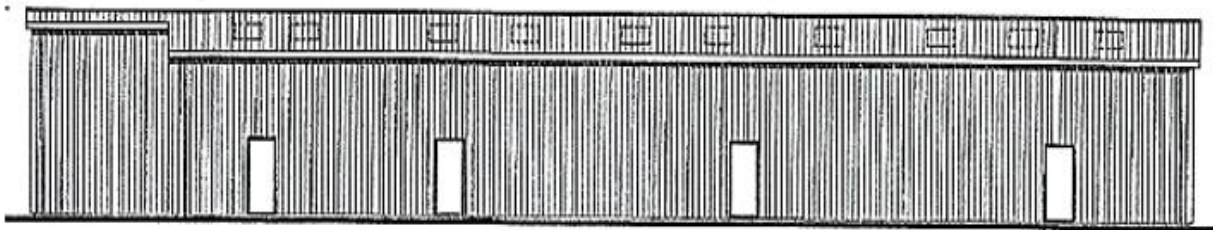
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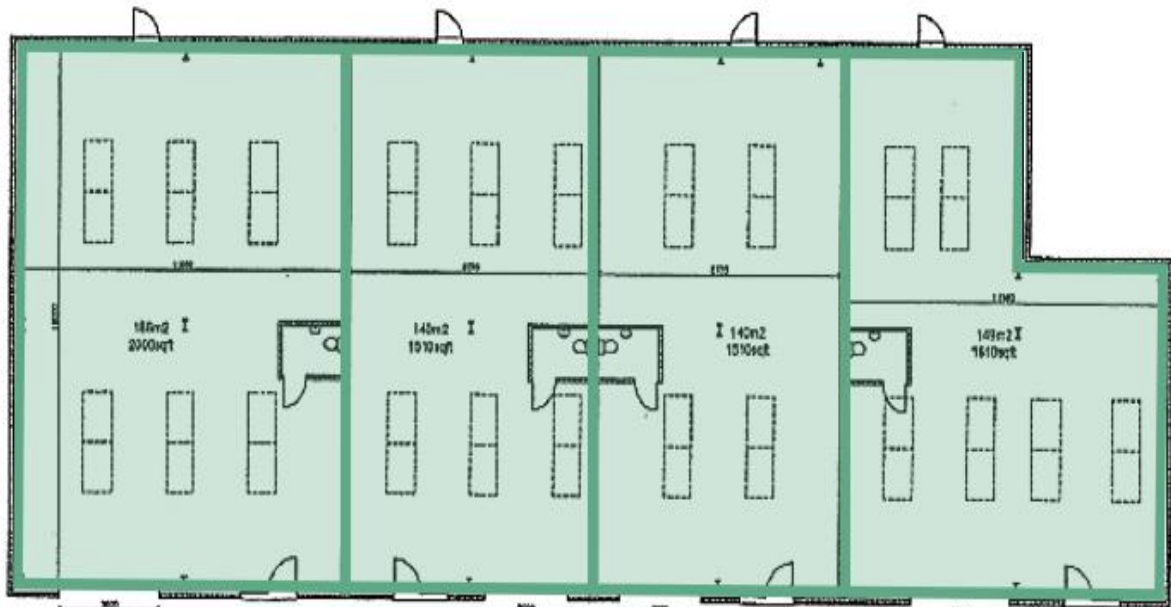
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FRONT ELEVATION



REAR ELEVATION



Unit 9

Unit 10

Unit 11

Unit 12

LET

LET

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