



## **Units 5 & 6, The Old Winery Business Park, Cawston, Norfolk, NR10 4FE**

### **MODERN COMMERCIAL INDUSTRIAL UNIT SUITABLE FOR WORKSHOP/STORAGE & LIGHT TECH USE**

- Gross Internal area of 4,472 sq ft (415.61 sq m)
- Large on site car park, minimum nine spaces
- 12 miles north west of Norwich, 4.5 miles south west of Aylsham
- Capable of accommodating a variety of requirements within Use Class E

### Location

The Old Winery Business Park is located in the village of Cawston, 12 miles north west of Norwich and 4.5 miles south west of Aylsham. The property is situated on Chapel Street approximately 1/4 mile north of the village centre.

### Description

The Old Winery Business Park is a modern development comprising eight commercial business units which offer office and light industrial accommodation.

Units 5 & 6 offer an opportunity to combine two adjacent units into a larger unit of 4,472 sq ft with an opening between the party wall. The unit provides workshop/warehouse space with an eaves of approximately 3.8m. Internally the unit has high level lighting, sealed concrete floor and integral offices, kitchen and toilets.

### Accommodation

The unit has the following approximate Gross Internal area:

**Total Area: 4,472 sq m (415.61 sq ft)**

There is a large on-site car park with three dedicated car parking spaces at the front of the unit.

### Lease

The unit is available under a new six year lease on full repairing and insuring terms.

### Rent

**On application** exclusive of VAT.

### Estate Charges

An estates charge is payable for the upkeep and maintenance of the common areas. The current service charge is **£650 plus VAT per annum** payable quarterly in advance and subject to annual review. Further information available on request.

### Rating

The unit is not currently separately assessed for rating purposes but it is estimated that the Rateable Value will be in the region of £18,000 based on the assessment of Units 7 & 8 which have RV of £8,800 and £9,000 respectively.

100% Small Business rates relief is available to qualifying businesses occupying premises with a rateable value less than £12,000. Applicants should contact Broadland District Council for further information.

### VAT

All figures quoted are subject to VAT at the prevailing rate.

### Energy Performance Certificate

Asset Rating: Pending

A copy of the EPC is available from the agents.

### Legal Costs

Each party are to bear their own legal costs incurred in the transaction. The Tenant will be required to provide an undertaking for the Landlord's abortive legal costs, should a transaction fail to complete.

### Planning

The property has consent for Class E.

### Viewing & Further Information

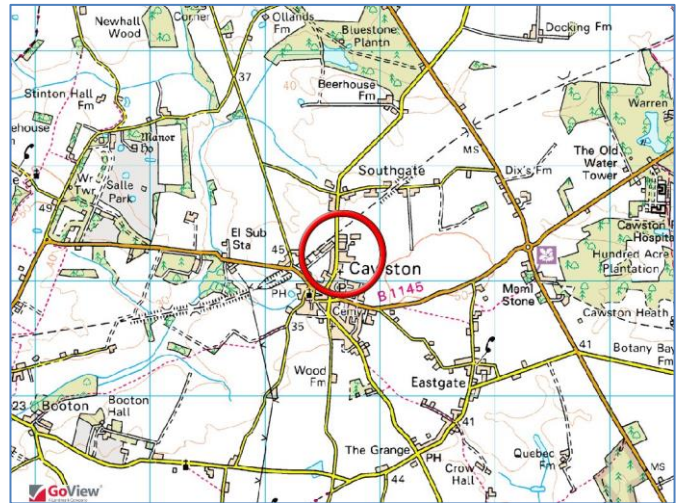
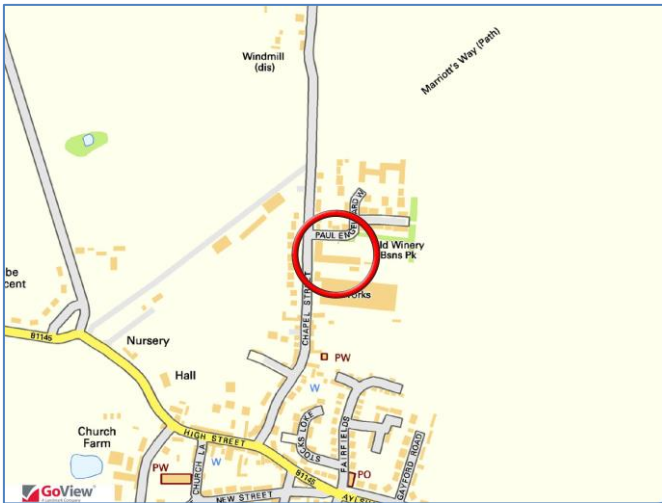
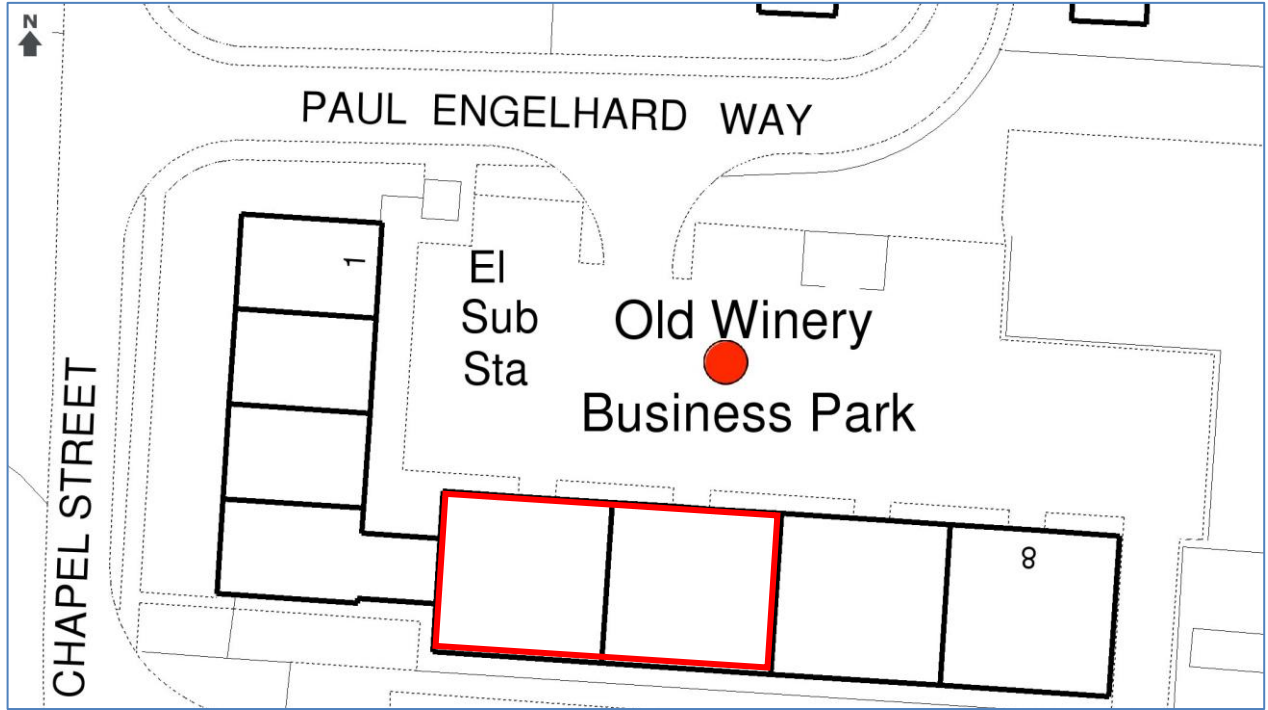
To arrange a viewing or to request further information please contact the sole lettings agents, Hazells Chartered Surveyors on 01284 702626. Or email:

**Francis Britton**

[francis@hazells.co.uk](mailto:francis@hazells.co.uk)

**Jonathan Lloyd MRICS**

[jonathan@hazells.co.uk](mailto:jonathan@hazells.co.uk)



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