

**TO
LET**

New Development of six Business/Warehouse Units

1,377 sq ft (128 sq m) to 9,878 sq ft (918 sq m)



Summary

- Extension to an existing mixed use business park
- Six New Units each with office, kitchenette and DDA WCs
- Suitable for light industrial, warehouse or other uses within Class E
- Completion due in Q1 2024
- Three phase electricity with 20 KVA per unit
- Electric roller shutter doors
- Power floated concrete floors
- Four car parking spaces per unit
- Units available individually or as a combination
- Available on new repairing and insuring terms
- Excellent EPC ratings
- Opportunity for small business rates relief

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. This new scheme is an extension to the Park comprising six new light industrial/warehouse units arranged as a terrace of four units and two semi-detached units.

The units are available either individually or in a combination of units to suit requirements and are due to be completed early Q1 2024.

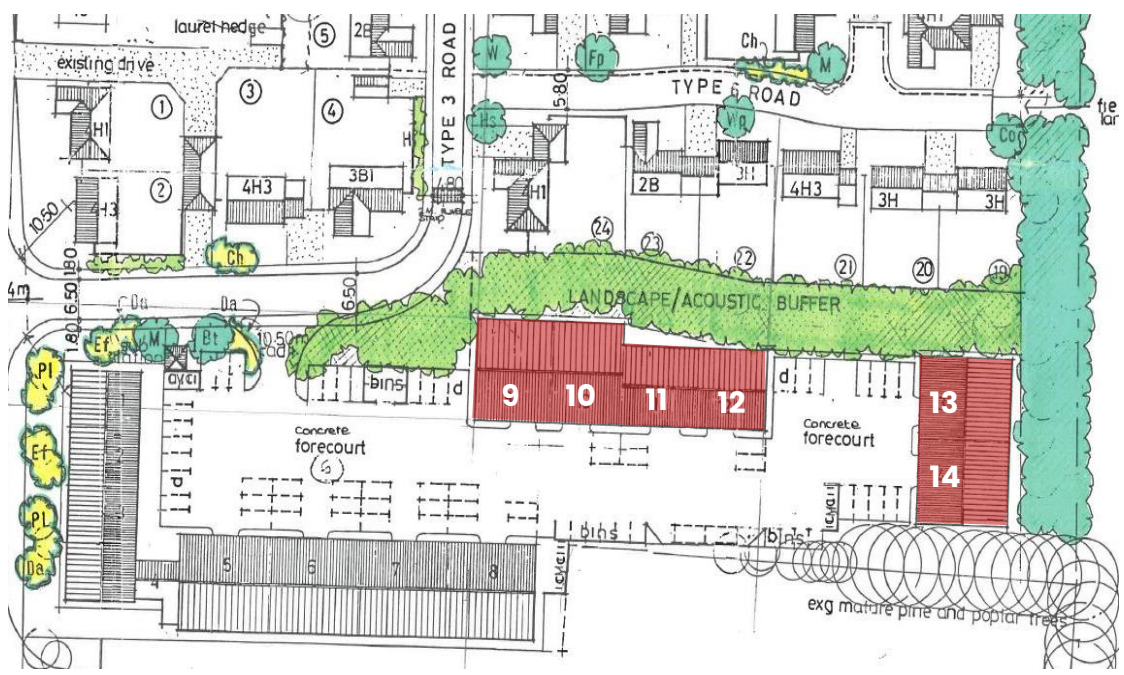
Each unit will benefit from an office, kitchenette and DDA toilet plus dedicated car parking for up to four vehicles. Where a combination of units is required then there may be an opportunity to provide alternative office layouts to suite requirements.

Accommodation

The following approximate gross internal floor areas are provided:

UNIT	DESCRIPTION	SQ FT	SQ M	Car spaces
9	Business/warehouse	1,700	157.8	4
10	Business/warehouse	1,700	157.8	4
11	Business/warehouse	1,377	128.0	4
12	Business/warehouse	1,377	128.0	4
13	Business/warehouse	1,862	173.0	4
14	Business/warehouse	1,862	173.0	4
TOTAL		9,878	917.6	24







Energy Performance Certificate

Full copy EPC available from the agents.

Tenure & Terms

Leasehold on a new full repairing and insuring lease, term to be agreed.

Rent

On application.

Business Rates

Please note these are new units which require assessment by the Valuation Office. It is anticipated that each unit should qualify for small business relief. Multiple units are unlikely to qualify for the same relief. Further information available from Broadland District Council at the following web address <https://www.southnorfolkandbroadland.gov.uk/business-rates/business-rates-discounts-reliefs>

Planning

The units are suitable for uses within Class E of the current Use Classes Order including light industrial, storage and general business use. The units are not suitable for car repairs.

Estates Charge

An estates charge is payable for upkeep and maintenance the common areas. The anticipated cost is approximately £800 per annum payable quarterly in advance. More information available on request.

Legal Costs

Each party to bear their own costs however the tenant will be required to make an undertaking for abortive costs should they withdraw from the letting once terms are agreed.

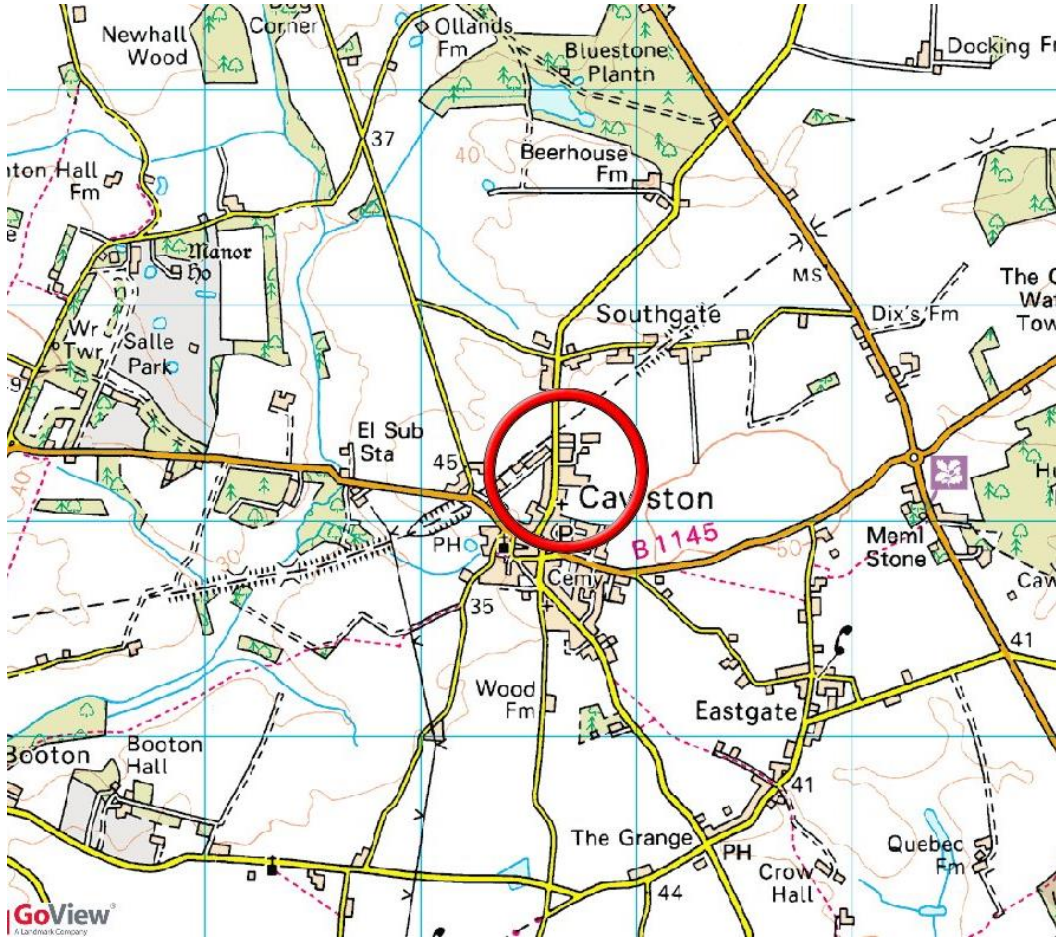
Viewing & Further Information

Contact the sole letting agents Hazells on 01284 702626 or email;

Jonathan Lloyd - jonathan@hazells.co.uk

Francis Britton - francis@hazells.co.uk

Post Code: NR10 4FE



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