

To Let: Industrial Unit

Durrants
Commercial



Unit 4 Wren Business Centre, Priory Road, Wrentham,
Beccles, Suffolk, NR34 7LR
Guide Rent: £20,000 per annum plus VAT



SQ/M **EPC** **RV**
 479 C £16,750



LOCATION

Situated in the village of Wrentham on the A12 trunk road 7 miles southwest of Lowestoft, 6 miles north of Southwold 6 miles south east of Beccles.

Wren Business Centre is located off Priory Road approximately 40 metres from the A12 providing easy access to Lowestoft and Great Yarmouth to the north and Ipswich and London to the south.



DESCRIPTION

The premises comprise an open plan steel portal framed workshop/store building plus side store available for use for B1 light industrial or B8 warehouse/storage purposes. Integral office, store and mezzanine. Shared WC facilities (with Unit 2). Car parking to be confirmed.



ACCOMMODATION

Net Internal Area

	Sq. m	Sq. ft.
Workshop (incl office/store)	420.50	4,520
Mezzanine	13.98	150
Side Store	44.80	482
Total	479.28	5,152



SERVICES

- Mains electricity (three phase) (sub-metered)
 - Mains water and foul drainage connected (sub-metered from landlord)
 - Burglar alarm system (maintained by landlord)
- (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

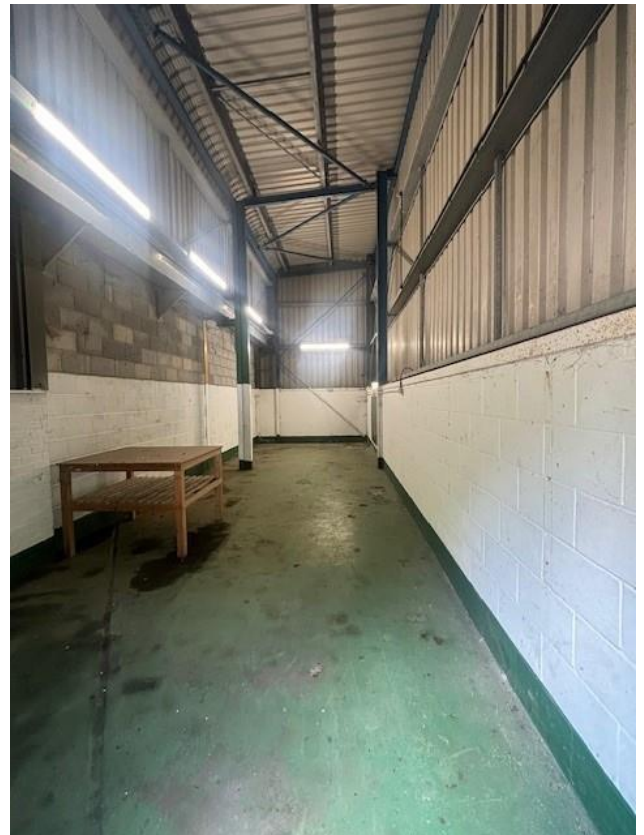


USE

Planning permission was granted under reference DC/07/1497/FUL for change of use of the subject and adjoining units to workshop and industrial use with associated offices.

A full copy of the planning permission with conditions is available upon request or for download from our website.

Other uses may be considered subject to necessary application and consent.





LEASE TERMS

- Term: 3 years minimum.
- Commencing Rent: £20,000 per annum.
- Deposit: Three month's rent to be held by the landlord throughout the term.
- Repairs: Effective full repairing lease subject to a Schedule of Condition.
- Insurance: Landlord insures and tenant repays premium.
- Outgoings: Tenant to be responsible for all outgoings including business rates, service charges and utility charges.
- Landlord & Tenant Act: Outside the act.
- Legal Costs: Each party to bear their own costs in this transaction.
- VAT: An election has been made and therefore VAT is charged in addition to the rent.



DIRECTIONS

From the North

From South Lowestoft Industrial Estate/Pakefield roundabout travel south on the A12 for 5 miles. On passing the Wrentham village road sign take the first turning right into Priory Road. Wren Business Centre is located 40m on the right hand side.

From the South

From A12 Blythburgh travel north for 6 miles into and through the village of Wrentham. On leaving High Street take the next turning left into Priory Road. Wren Business Centre is located 40m on the right hand side.

What 3 words: [///vote.fixated.directive](http://vote.fixated.directive)



VIEWING

Strictly by arrangement with the agents Commercial Office.



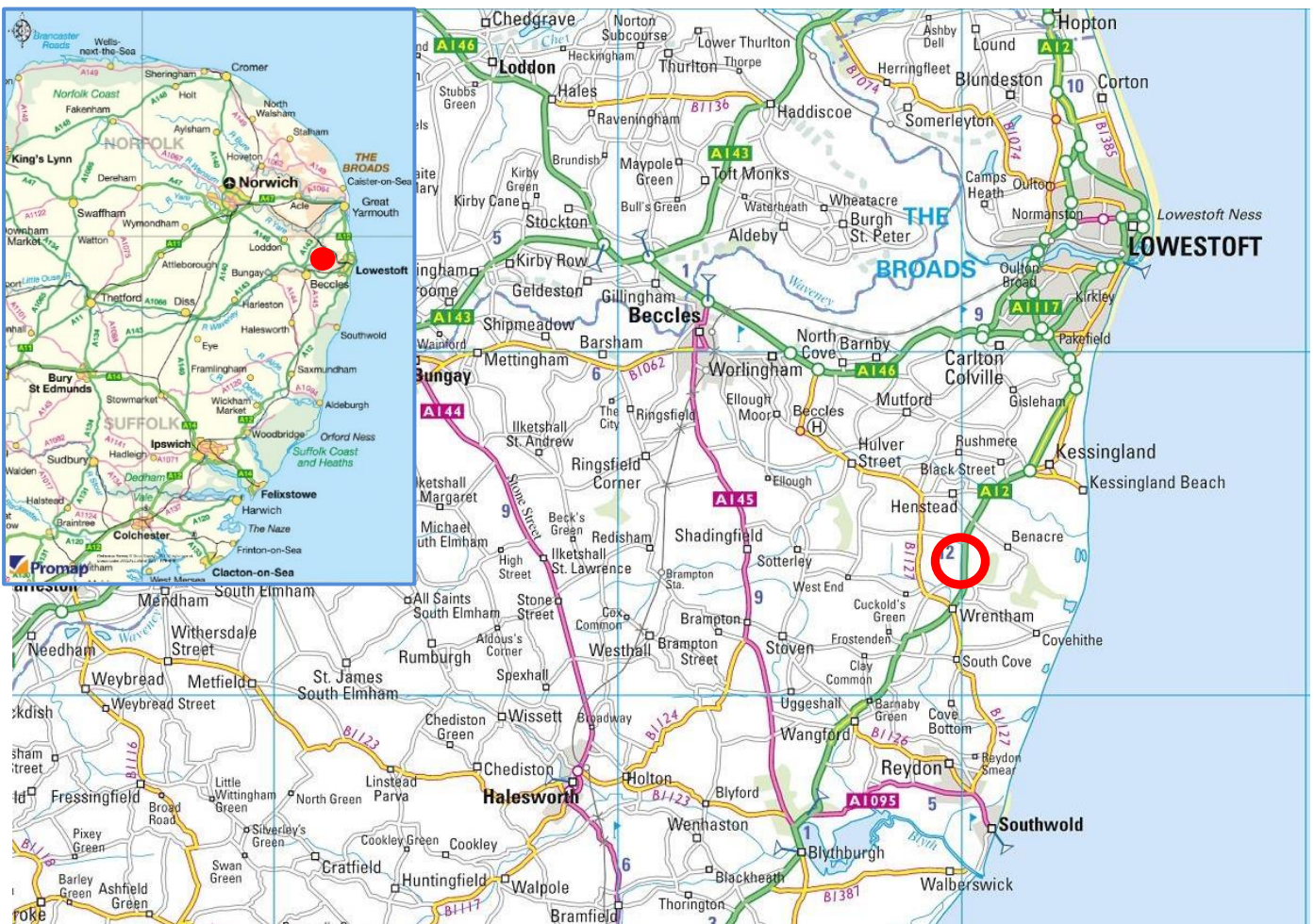
CONTACT US

Durrants Commercial, 32-34 Thoroughfare, Harleston, Norfolk, IP20 9AU. Tel: 01379 851038
Email: commercial@durrants.com

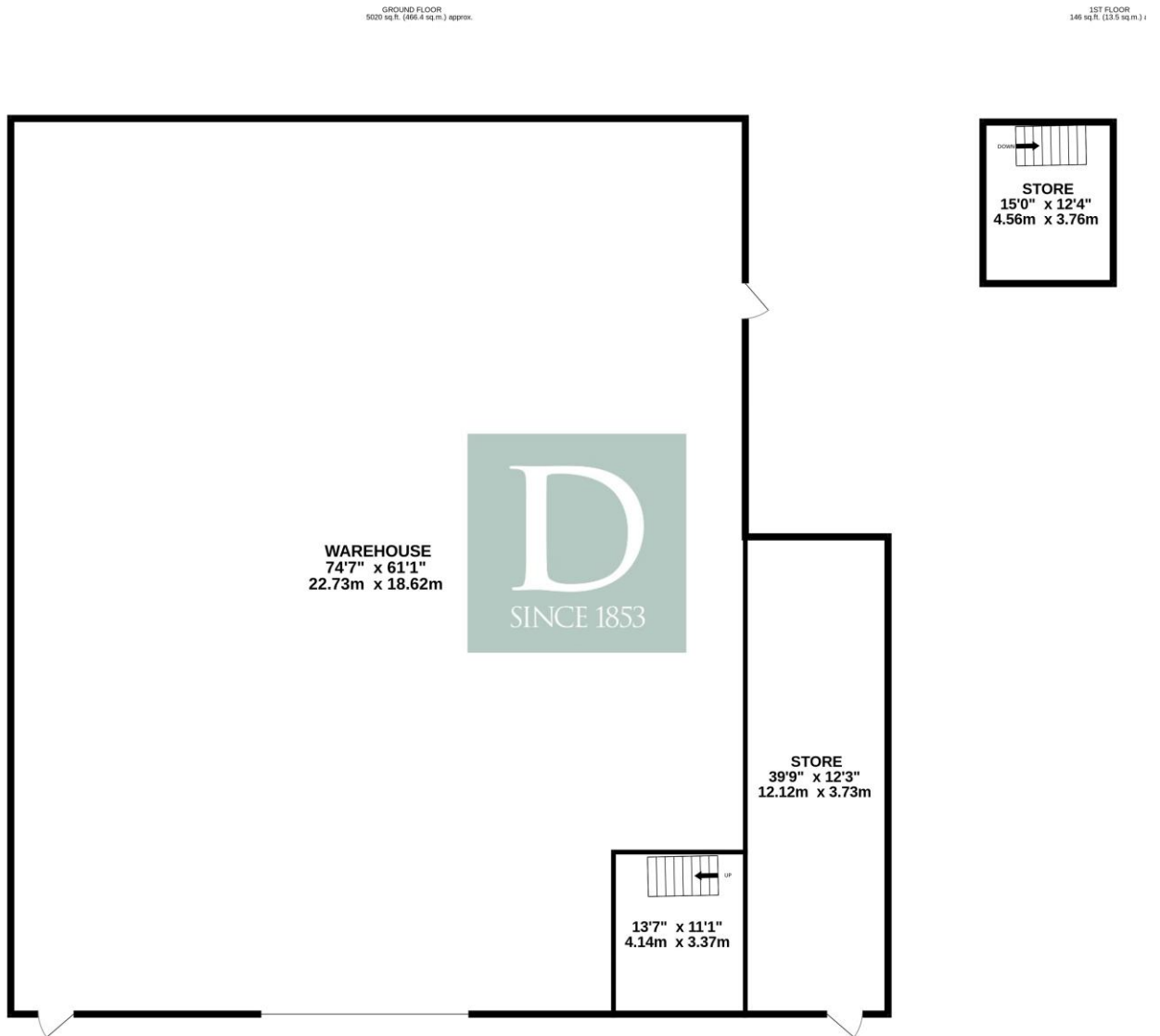
WWW.DURRANTS.COM



Location Maps



Floor plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee

[Residential](#) [Agricultural](#) [Commercial](#) [On Site Auctions](#) [Property Management](#) [Building Consultancy](#) [Auction Rooms](#) [Holiday Cottages](#)

IMPORTANT NOTICE

Durrants and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.