



Suite 3, The Old Winery Business Park, Cawston, Norfolk, NR10 4FE

MODERN COMMERCIAL BUSINESS UNIT SUITABLE FOR OFFICES AND LIGHT TECH USE

- Gross Internal area of 1,053 sq ft (97.86 sq m)
- On site car park, minimum three spaces
- Four individual offices, kitchen, store, toilets
- 12 miles north west of Norwich, 4.5 miles south west of Aylsham
- Capable of accommodating a variety of requirements within Use Class E
- Business rates relief available for qualifying applicants

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.

Unit 3 provides well specified office accommodation finished to a good standard. The unit benefits from an entrance lobby, four well-proportioned office rooms, kitchen, WCs and small store. The specification includes air cooling/heating units to the office areas.

The Landlord would consider uses other than as offices within planning Use Class E. Uses outside this Class would be subject to the tenant gaining the necessary consents.

Accommodation

The suite has the following approximate Gross Internal area:

Total Area: 97.86 sq m (1,053 sq ft)

There is a large on-site car park with three dedicated car parking spaces for the suite.

Lease

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

Rent

£12,750 per annum 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 £8,000 based on the assessment for Suite 1 which is of similar size.

Small Business rates relief is available to qualifying businesses occupying premises with a rateable value under £15,000. 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 E (g)(i) (Offices). Other uses may also be considered subject to Landlord approval and Local Authority consent.

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:

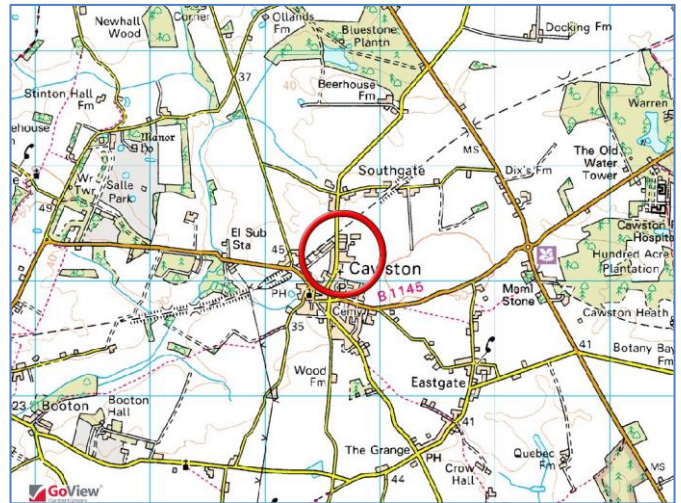
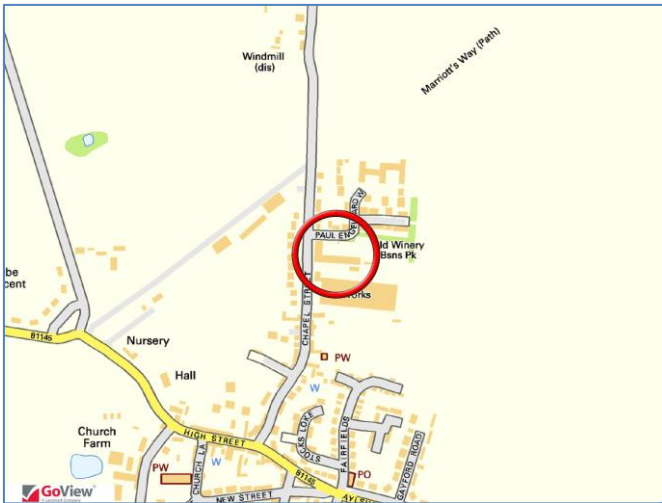
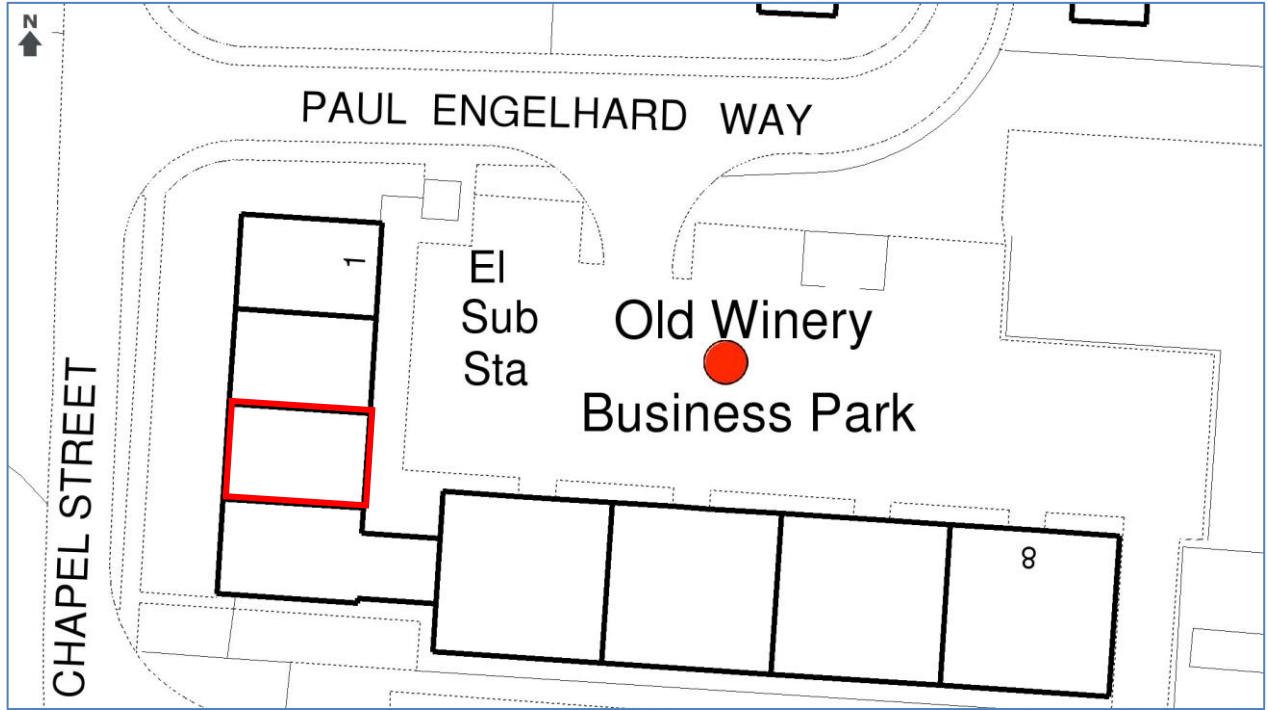
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