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21-25 TURBINE WAY, SWAFFHAM PE37 7DX

TO LET £8 Per Sq Ft

Three attractive business units - TO LET

- Well presented accommodation
- Ground floor workspace and first floor office
- Good access to the town centre and A47
- Available as a whole or individually

251.02 sq m (2,702 sq ft) per unit

Location

Saffham is a busy traditional market town approximately 30 miles west of the regional centre of Norwich and lying between King's Lynn (20 miles) and Dereham (15 miles) immediately to the south of the main A47 trunk road and the A1065 Fakenham to Barton Mills Road with access to the A11/M11. Traders represented in Saffham include numerous local independent outlets along with national retailers including McCalls, Boots and Waitrose.

Occupiers on the Ecotech Business Park include Waitrose, doctors surgery, private school, care home, and an extensive range of firms and businesses.

The property is located on the Ecotech Business Park which is home to the Green Britain Centre, part of the Green Britain Foundation, which has the only wind turbine in the world open to the public to climb. The centre offers several sizes of conferencing facilities, café and catering facilities for the meeting rooms.

Description

The property comprises a terrace of three business units with ground floor workspaces and first floor offices which provide well service and attractive accommodation.

Externally, there is parking to the front and service doors to the rear along with further parking.

Accommodation

Each Unit has the approximate has the following approximate Net Internal floor area:

	Sq M	Sq Ft
Ground Floor Workshop	123.28	1327
First Floor Offices	127.74	1375
Total per Unit	251.02	2,702
Overall	753.06	8,106

Each Unit has the approximate Gross Internal Floor Area:

	Sq M	Sq Ft
Unit 1	286	3,080
Unit 2	284	3,063
Unit 3	286	3,080

Services

We understand that the property is connected to mains water and 3 Phase electricity.

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

Tenants are advised to contact the Local Authority to confirm the amount payable.

This is the combined rateable value for the property but this will need to be reassessed if being let as individual units.

Rateable Value 2018/2019	£40,000
Rates Payable	£19,200

Tenure

The premises will be available by way of a new full repairing and insuring lease for a term of years to be agreed

VAT

It is understood that VAT is applicable.

Legal Costs

Each party will be responsible for their own legal costs incurred in documenting the letting.

Viewing & Further Information

Strictly by appointment with the sole letting agent:-

Brown & Co

Market Chambers
25-26 Tuesday Market Place
King's Lynn
Norfolk,
PE30 1JJ

John Weston

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