

## Factory / Warehouse - To Let

2 and 3 Hereward Way Business Park Roudham Industrial Area, East Harling, Norfolk, NR16 2QN

# Merrifields



Size: 8,319 - 18,327 Sq Ft

Economic Industrial Unit

Within 1 mile of the A11

Open plan well specified industrial space

Provides Storage or Production Space

Available To Let on terms to be agreed

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 [www.merrifields.co.uk](http://www.merrifields.co.uk)

Merrifields Chartered Surveyors  
63 Churchgate Street  
Bury St Edmunds, IP33 1RH

## Description

Hereward Way Business Park is located on the Roudham Road Industrial Estate between Norwich and Thetford in Norfolk about 0.5 miles from the East Harling Train Station and 1 mile from the A11.

The units have been modernised and refurbished to include new insulated cladding to the roof and walls. The units have up and over access doors and 3 phase power. Modern portakabin office and amenity block accommodation can be provided on request.

## Accommodation

The property has been measured to produce the following approximate Gross Internal Areas:

Unit 2	929.74 Sq M	10,008 Sq Ft
Unit 3	772.84 Sq M	8,319 Sq Ft
Total	772.84 - 1,702.58 Sq M	8,319 - 18,327 Sq Ft



## Availability

The property is available TO LET immediately on terms to be agreed

## Rent

Unit 2: £30,000 per annum exc.

Unit 3: £25,000 per annum exc.

Units 2&3: £55,000 per annum exc.

## VAT

Option to tax to be confirmed, all prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

## Business Rates

Business Rates are currently split into different listings and will need to be combined. Please call the office for more information.

## Service Charge

The tenant will be responsible for a fair and reasonable proportion of the service charge.

## Costs

Each party will bear their own legal costs but the incoming tenant will pay any abortive costs incurred by the landlord.

## Use & Planning

The premises have most recently been used for Storage and distribution within a B8 use. Interested parties should make their own enquiries to the local planning authority for their proposed use.

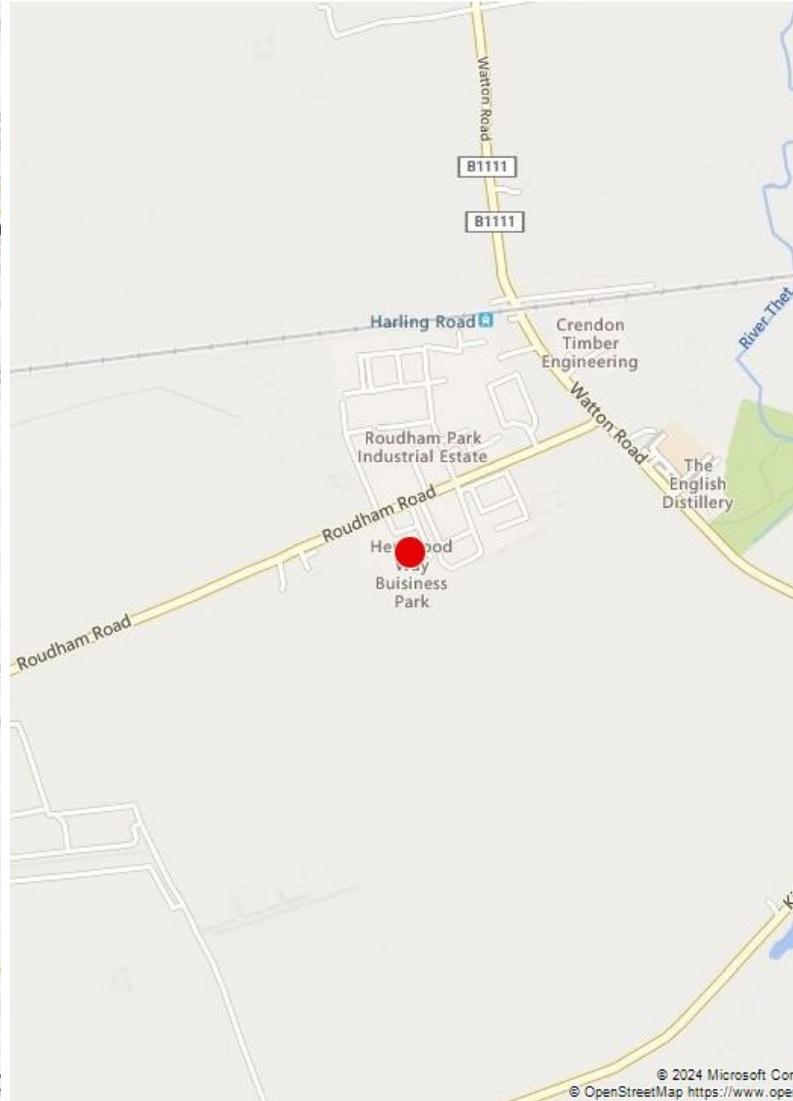
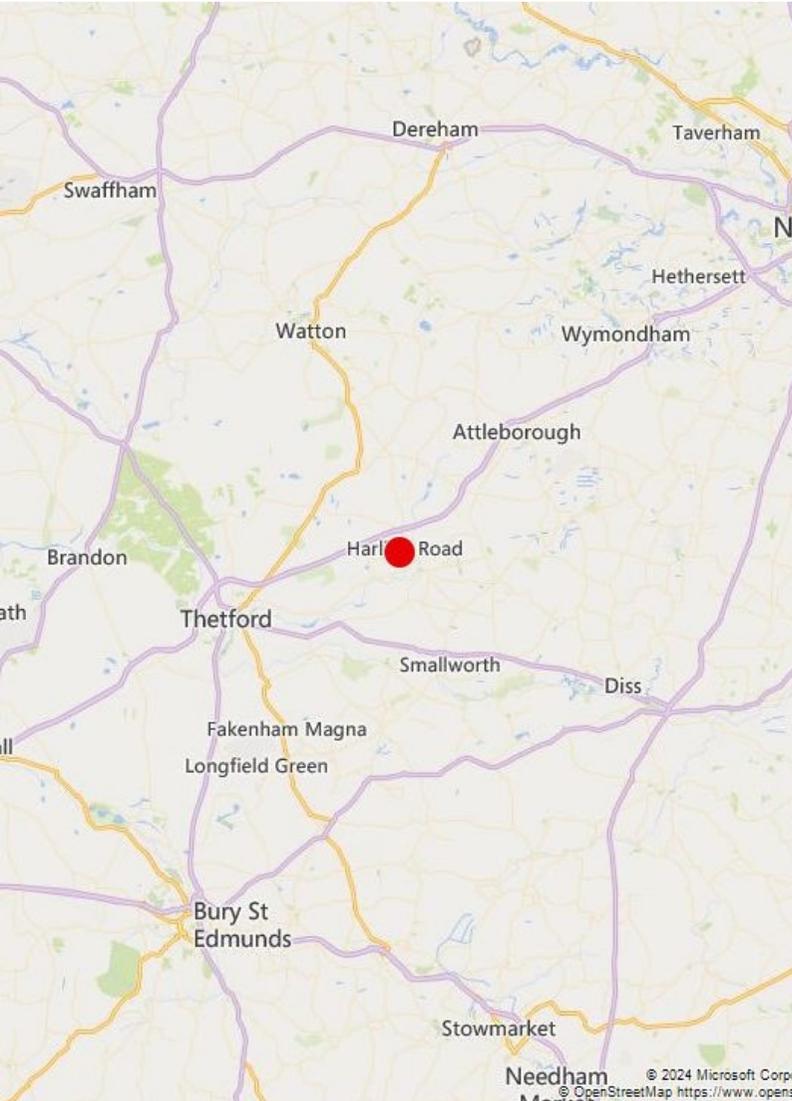
## EPC

EPC to be confirmed.



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### Viewing & Further Information

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