

Look around you...

Does your current premises show your business to it's best potential?

Are you looking to expand your business?

Would you like to be located on a thriving business park?

The perfect solution is just a phone call away...

- High Quality Units
- Easy Access to the A11
- 348 to 1,189 sq m Units
- Established Business Location

RICHARD PYATT

BIDWELLS

01603 763939

TRISTRAM HILL

BROWN & CO

01603 629871

TO LET

Three new high quality Industrial units

348 to 1,189 sq m (3,750 to 12,796 sq ft)

Units 4, 5 & 6, Chestnut Drive, Wymondham Business Park, Wymondham, NR18 9SB



LOCATION

Wymondham Business Park is situated off the London Road (B1172), just to the south of Wymondham town centre. The Park is ideally situated within minutes of the A11 dual carriageway, which provides easy access to the regions major road network. Norwich and the A47 are situated 9 miles to the northeast, Cambridge is located 52 miles to the southwest via the A11/A14 and London 105 miles to the south via the A11/M11.

The Wymondham Business Park provides high quality industrial, warehouse, office and leisure accommodation within an attractive landscaped setting. Existing occupiers on the Park include Morton Conservatories and Windows, Hexeal Composite Engineering, Sunfold Systems and Fit Club Gymnasium.

DESCRIPTION

The development comprises a high quality terrace of three industrial units.
The units are of steel portal frame construction with part brick, part profile steel clad elevation.

The specification includes:

Full height loading doors

Column-free warehouse area, with sodium lighting

Power floated concrete floors (25 kN per sq m loading)

5.5m (18 ft) eaves height

3 phase electricity supply

Additionally each unit is fitted with a high quality office and reception area, which includes suspended ceilings with recessed lighting, perimeter trunking and central heating. Kitchenette facilities and two WCs are also provided. Further mezzanine storage is provided above the office area.

Externally, generous car parking and refuse collection areas are located to the front of the units.

ACCOMMODATION

	SQ M	SQ FT	CAR SPACES
Unit 4	348.3	3,750	6
Unit 5	416.5	4,483	6
Unit 6	423.9	4,563	6
Total	1,188.7	12,796	18

USE

The property benefits from a B1 & B8 use as contained within The Town & Country Planning (Use Classes) Order 1987.

TERMS

The units are available on new full repairing and insuring lease terms to be agreed. Rent upon application.

For further information and viewing, please contact the joint letting agents:

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