

Units, Snetterton Park, Snetterton, Norwich, NR16 2JY



Retail / Commercial / Storage / Leisure – Suitable For a Variety Of Uses

- Units From 2,500 sq.ft to 13,000 sq.ft
- Suitable Potential Uses – Retail, Leisure, Offices, Light Industrial, & Storage, STP
- Adjacent To Snetterton Race Circuit

Location

Snetterton Park is situated in Snetterton lying immediately off the A11 London Road at its junction with Heath Road and the renowned Snetterton Race Circuit which adjoins the property. The town of Thetford is approx. 12 miles away and the City of Norwich is approx. 19 miles distant. the A11 connects with the A14 at Newmarket which is approx. 11 miles away.



Description

A range of interconnecting warehouse, office & retail/showroom buildings. Each being of steel portal frame construction and clad to the external elevations in steel profile sheeting. Within the grounds is a residential unit which is being occupied.

The buildings are available separately or combined with the possibility of being separated further to suit individual requirements.

Accommodation

The property benefits from the following Net Internal Areas (NIA):

Unit 2	10,000 sq.ft
Unit 3d	2,500 sq.ft
Unit 7	13,000 sq.ft
Total	25,500 sq.ft (2,369 sq.m)

Asking Terms

New lease terms to be agreed subject to 3 year mutual break options. All leases to be excluded from the Security of Tenure Provisions of the Landlord & Tenant Act.

Rent

Available on application – all rents quoted are exclusive of VAT.

Service Charge

The property is subject to a service charge. Further details available upon request.

Legal Fees

Each party is to bear their own legal costs throughout the course of any transaction.

Planning

The former use of the property has included retail. Alternative uses will be considered subject to planning. Interested parties are advised to contact the local Planning Authority to satisfy themselves that their proposed use conforms to the current planning consent.

Business Rates

Interested parties are advised to make their own investigations with the Local Authority regarding their Business Rates liability. The property is currently assessed under one valuation and is under review. Further details on rates payable to be provided.

Energy Performance Certificate

The properties have a single EPC rating of B50. A copy of the certificate is available upon request.