

### Four Industrial Units To Let

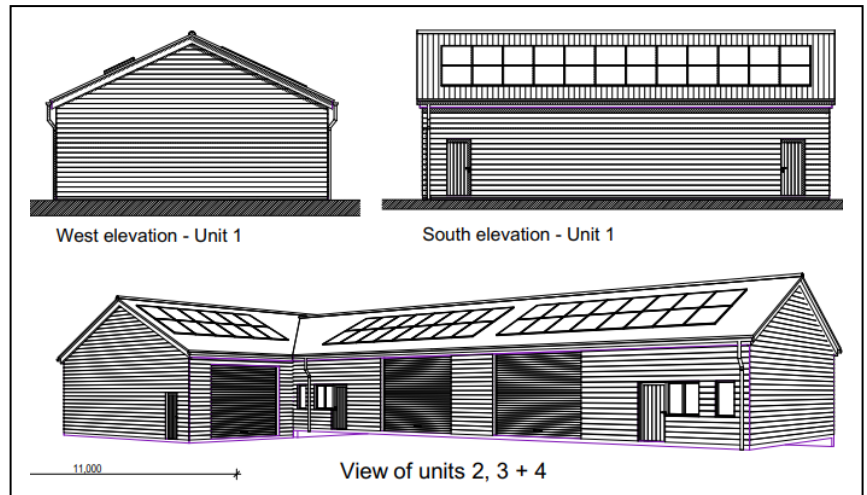
Church Loke Business Park  
Hall Road Bergh Apton

NR14 6AG

100.72 - 512.88 sq. m  
(1084 - 5521 sq. ft.)

Available Early 2024

#### Location and Description



The units are located on Church Loke, off Hall Road in Bergh Apton, a short distance south of the A146 at Thurton and just under 6 miles south-East from the A47 junction at Norwich which leads to the city and the rest of the trunk road network.

The units comprise a terrace of three and a detached unit, of cavity wall brick and blockwork construction to be covered by weatherboarding, under a pantile roof with roof lights, photovoltaic panels and EV charging points. The units will also benefit from vehicle access and personnel doors and an office & WC. If required further offices and kitchenettes can also be included with an appropriate uplift in rent.

#### ACCOMMODATION

The subject property has been measured, using the RICS code of measuring practice guidelines, and has the following approximate areas: -

Unit	Description	Sq. M	Sq. Ft
1 - Ash	Warehouse, office & WC	135.36	1457
2 - Beech	Warehouse, office & WC	103.40	1113
3 - Birch	Warehouse, office & WC	107.03	1152
4 - Oak	Warehouse, office & WC	170.04	1830
	<b>Total:</b>	<b>515.83</b>	<b>5552</b>

#### Terms

The properties are available on new full repairing and insuring leases, on terms to be agreed.

#### Rent

Available on application.

#### RATEABLE VALUE

Business rates will be the responsibility of the occupier. The premises have yet to be assessed for business rates. Please enquire for further information.

# ENERGY PERFORMANCE CERTIFICATE

The properties have an energy rating of **TBC**.

## LEGAL COSTS

Both parties are to bear their own legal costs.

## VIEWING

Strictly by appointment through sole agents: **Goodge Property Services**

Contact: **Tim Goodge** Tel: **07855 885454** Email: [tim@goodgepropertyservices.co.uk](mailto:tim@goodgepropertyservices.co.uk)

**SUBJECT TO CONTRACT**      **November 2023**

Important Note: These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Goodge Property Services has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Goodge Property Services have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

