



UNITS 1-3 ASHWELLTHORPE INDUSTRIAL ESTATE, ASHWELLTHORPE, NORWICH, NR16 1ER

INCOME PRODUCING LIGHT INDUSTRIAL/WAREHOUSE/OFFICE UNIT INVESTMENT

- Terrace of three industrial/warehouse/office units
- Fully let and producing £28,000 pax from three tenants
- Prospect of rental growth with scope to increase the rent of Unit 3
- Forecourt parking with additional shared overflow spaces.

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BROWN & CO

Property and Business Consultants
brown-co.com

FOR SALE £350,000 | 352.2 sq m (3,792 sq ft)

Location

The units are prominently situated close to the entrance of Ashwellthorpe Industrial Estate and are accessible from the road.

Ashwellthorpe Industrial Estate is located 9.5 miles southwest of Norwich just off the B1113 Road to New Buckenham. There are a variety of occupiers on the estate including Britannia Fire, DC Developments and Sunshine Solar.

Description

The property comprises a self contained terrace of three modern industrial/office/warehouse units with brick and block elevations under a pitched tiled roof.

Internally, each unit incorporates office and WC facilities and have a minimum internal headroom of circa 3.10 m.

Externally each unit benefits from forecourt parking together with an additional overflow parking area.

Accommodation

The properties provides the following Gross Internal floor area.

Description	sq m	sq ft
Unit 1	146.1	1,573
Unit 2	131.6	1,417
Unit 3	74.5	802
Total GIA	352.2	3,792

Services

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

Business rates will be the responsibility of the occupier. The premises have the following previous assessments:-

Description	Unit 1	Unit 2	Unit 3
Rateable Value	£8,000*	£7,900	£3,700

*Please note this assessment has been deleted from the VOA and interested parties will need to contact South Norfolk Council for further information.

Tenure

The Property is available freehold and is fully let and income-producing.

Unit 1 is let to Fibretek Composites Ltd on an unbroken 6 year lease dated 1st November 2024 at a rent of **£12,500 pax** on full repairing and insuring terms (subject to a Schedule of Condition), incorporating an upwards only rent review at 3 years, contracted out of the Landlord & Tenant Act 1954.

Unit 2 is let to RTCAL Ltd on a new 6 year lease dated 26th March 2025, incorporating a 3 year upwards only rent review and tenant break, at a rent of **£12,500 pax** on full repairing and insuring terms (subject to a photographic Schedule of Condition), contracted out of the Landlord & Tenant Act 1954.

Unit 3 is let to Mr Roy Washington on a 3 year lease dated 27th January 2014, now holding over, at a rent of **£3,000 pax** on internal repairing terms. This unit is now considerably under rented.

The total rent is **£28,000 pax**.

Price

The property is available to purchase at a price of **£350,000**.

VAT

The property is not elected and it is understood that VAT is not applicable.

Legal Costs

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

EPC Rating

The properties have the following EPC ratings:

Unit 1 – D

Unit 2 – E

Unit 3 – E

Viewing & Further Information

Strictly by appointment with the sole selling agent.

Brown & Co

The Atrium
St George's Street
Norwich, NR3 1AB
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