



**UNIT 3, OAKS FARM, BESTHORPE ROAD,
CARLETON RODE, NORWICH, NR16 1NF**

TO LET | COMMERCIAL UNIT

4,744 SQ FT (440.7 SQ M)

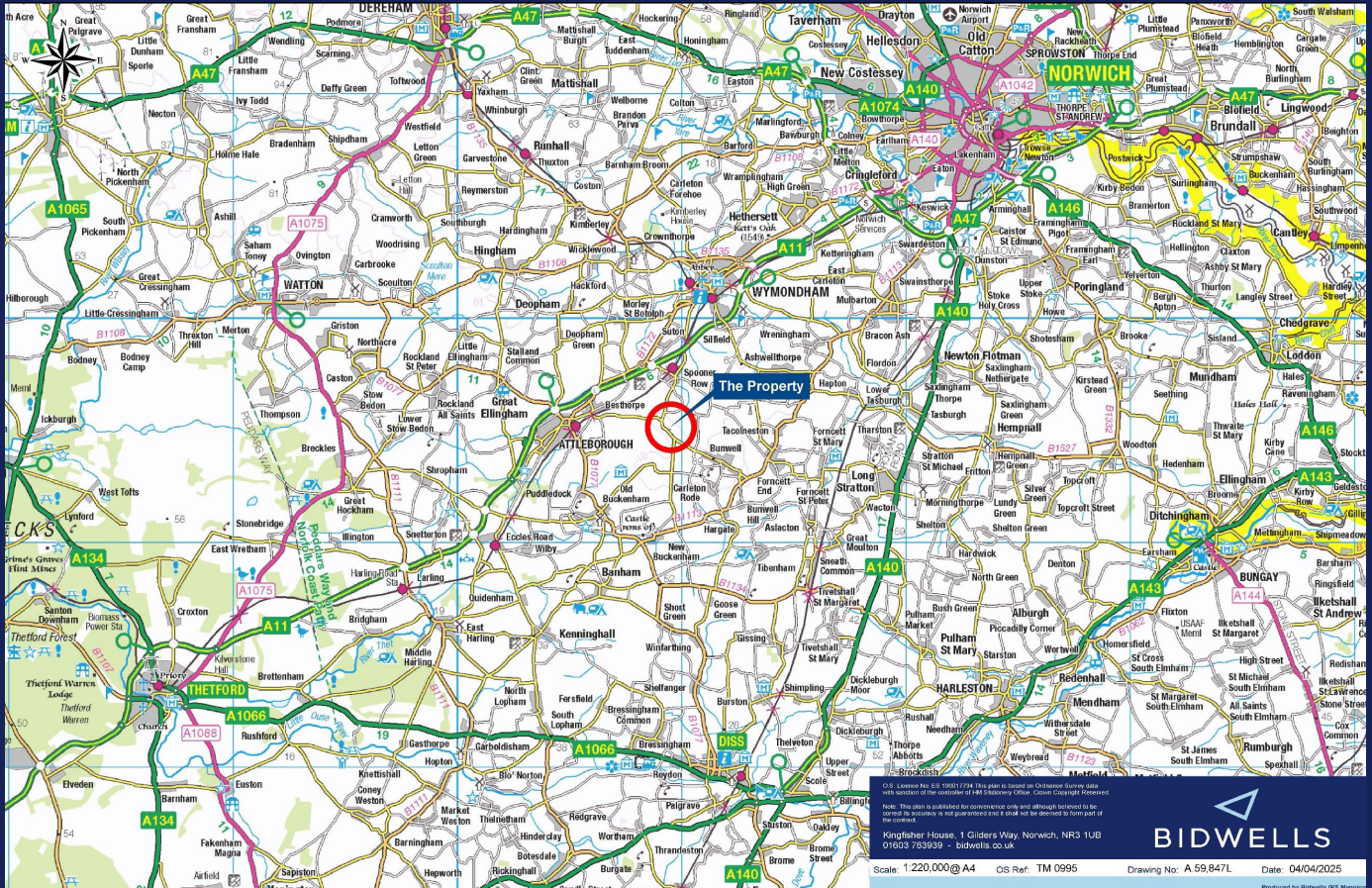
ON A SITE OF APPROXIMATELY 0.36 ACRES (0.144 HA)

- Offices & Workshop / Storage Premises
- Excellent location within easy reach of the A11
- Suitable for a number of uses



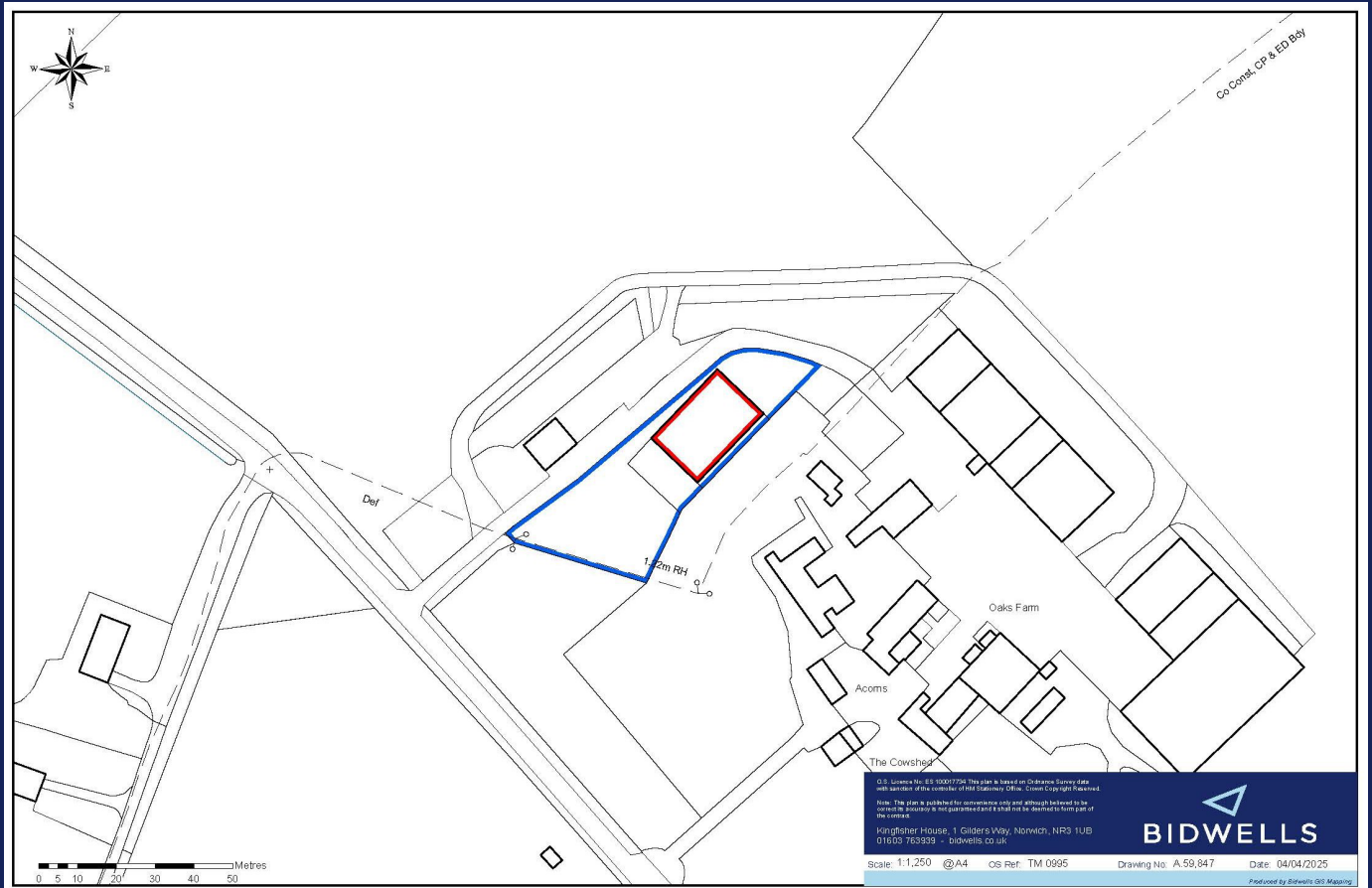
LOCATION

Oaks Farm is situated in the rural location of Carleton Rode. The property benefits from good access onto the A11 which is approximately 3 miles away.



THE SITE

Unit 3 is located on the edge of the Landlord's farm with similar commercial units to the rear and the farmhouse to the side. The site is secure with gated access.



The unit sits upon a site of approximately **0.36 acres**.

To the front of the unit is a concrete pad measuring approximately 250m². The pad leads onto a hardstanding gravel yard/apron that could provide parking for at least 20 cars or provide sufficient turning space for articulated trucks.

Services

The unit benefits from mains single and three phase electrics. There is oil fired central heating with dedicated tank to the rear. Water is supplied via a private borehole for which the charge is currently fixed at £300 per annum. There is a private sewage treatment plant. The unit also benefits from access to an air compressor that is kept in a lean-to to the neighbouring unit.

Additional information

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed. Rent upon application.

EPC

The building has a rating of 118 which falls into band E.

A copy of the EPC is available upon request.

Further Information

For further information, please contact the sole letting agents:

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GALLERY

