

6 Upper King Street  
Norwich NR3 1HA

Telephone  
e-mail  
Web

01603 230488  
martin@martindaycs.co.uk  
www.martindaycs.co.uk

**MARTIN DAY**  
**CHARTERED SURVEYORS**

Industrial & Business Space

**FITZMAURICE COURT  
BUNKELL ROAD  
RACKHEATH INDUSTRIAL ESTATE  
NORWICH, NR13 6PY**



**TWO UNITS NOW AVAILABLE**

**WORKSHOP OR STORAGE UNITS  
INTERNAL REPAIRING LIABILITY ONLY**

**72.37 and 112.22 Square Metres  
(779 and 1,208 Square Feet)**

- Excellent storage location to serve Norwich city centre
- Close to Northern Distributor Road (under constructions)
- Concrete forecourt for loading and parking
- Competitive rent with no additional service charges
- Energy Performance band D
- Simple form of lease for quick occupation (for short term let)

**TO LET**

**LOCATION**

Fitzmaurice Court is situated off Bunkell Road on the Rackheath Industrial Estate, 3½ miles north east of the outskirts of Norwich. From the junction of the Norwich outer ring road with Wroxham Road, continue out of town along Wroxham Road turning right after approximately 3 miles. Turn first left into the industrial estate, follow the estate road around to the right and turn next right into Bunkell Road. Fitzmaurice Court can be found at the end on the left.

This is a very convenient location from the east and north of Norwich, avoiding the congestion of the city but maintaining good links with it and with the major routes. The Norwich Northern Distributor Road (under construction) is close by affording fast access to the A11 and A140 as well as to Norwich International Airport.

**DESCRIPTION**

The estate comprises a number of modern brick and block built units with profile metal cladding, dedicated forecourts for loading and private car parking. These units are in Energy Performance rating band D.

**AVAILABILITY**

Unit	Square Metres	Square Feet	Rent per annum	Rateable Value	Rates Payable 2017-18
4	112.22	1,208	£7,250	£6,100	£2,842.60
2	72.37	779	£5,000	£3,950	£1,840.70

You may qualify for 100% business rates relief. Please Check with Broadland District Council.

**SERVICES**

All mains services are available with the exception of natural gas. The units are lit by fluorescent strip lights.

**USE**

The units are in an area allocated for employment use. Interested parties should check with Broadland District Council as well as with the landlord's agent that their intended use is permitted.

**RATES**

It is likely that these properties will attract 100% business rates relief. Please check the business rates and whether you qualify with Broadland District Council.

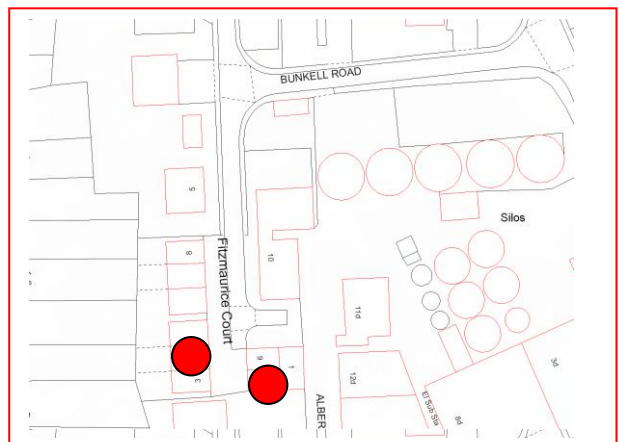
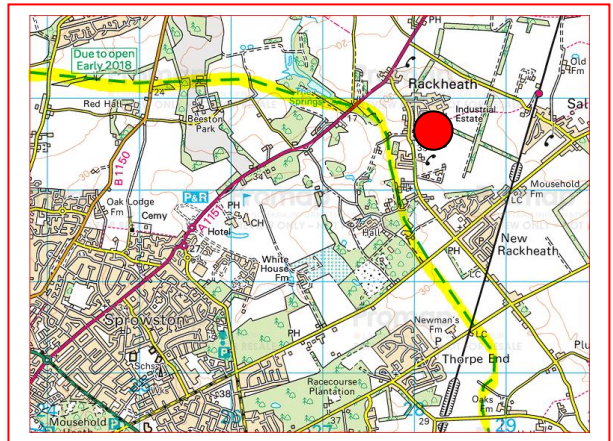
**TERMS**

A simple form of lease is available enabling quick occupation if required. Although the tenant will be responsible for rates and other outgoings as usual, there will be no additional service charge and tenants will only be liable for internal repairs. The landlord reserves the right to charge Value Added Tax.

**VIEWING AND FURTHER INFORMATION**

Contact Martin Day to discuss this property, or to arrange a viewing.

Although prepared with care in May 2017, no part of these particulars may be relied upon as a statement of fact and you should verify all figures and information. The particulars form no part of any offer or contract, nor make or imply any warranty which the agents have no authority to give. Interested parties should conduct their own structural survey and other investigations. Where present the services, heating, lighting and other equipment have not been tested and cannot be verified to be free from defects. Accordingly Martin Day Chartered Surveyors shall not be liable for any error or omission in these particulars or any other information given. Unless stated otherwise, all prices and rents are quoted exclusive of Value Added Tax and are subject to contract.



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