



INDUSTRIAL/WAREHOUSE PREMISES TO LET

UNIT 45 TURBINE WAY, SWAFFHAM

Ecotech Business Park, Swaffham, Norfolk. PE37 7XD

This attractive unit is located within a terrace of units on the EcoTech Business Park, Swaffham.

- Gross internal floor area 1473 sq ft (136.8 m2)
- Car parking to front
- Annual rent £10,000 plus VAT
- Available Now
- EPC Rating: B

Breckland Council, Commercial Property, Elizabeth House,
Walpole Loke, Dereham, Norfolk. NR19 1EE

01362 656378 / 656210

commercial.property@breckland.gov.uk

www.breckland.gov.uk/commercialproperty

ACHIEVEMENT
AWARDS 2017
WINNER 

Breckland Council
Winner of Commercialism in the
Property Estate Award

PREMISES LOCATION:

Located within a terrace of units on the Ecotech Business Park at Swaffham – Swaffham is a busy market town located just off the A47 trunk road for ease of access and is only 15 miles from King's Lynn and 30 miles from Norwich.

TERMS:

Offered on a fully repairing and insuring lease for a minimum lease term of three years or any multiple thereof.

The lease terms are standard and Security of tenure is excluded.

Rental payments are to be made by Standing Order.

RENTAL:

Rent at £10,000.00 per annum plus VAT.

DEPOSIT/REFERENCES:

A deposit of £5,000.00 is required to act as security against your lease obligations. This will be held in an interest bearing account for the duration of the lease.

LEGAL FEES:

A payment will be required for £250.00 (plus VAT) for Legal fees to arrange the lease on your behalf.

PLANNING:

Planning permission may be required. Prospective tenants are advised to contact the Local Planning Authority at planning@breckland.gov.uk for further advice in this regard.

BUSINESS RATES:

Contact the Breckland Council Business Rates service at the Anglia Revenues Partnership on 01842 756568.

VIEWING:

Viewing strictly by appointment only.

To arrange an appointment to view, contact Breckland Council, Commercial Property on 01362 656378/210 or e-mail us at commercial.property@breckland.gov.uk.

Breckland Council gives notice that:

a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute a part of, an offer or a contract;

b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.