



MUSCOVY, HALL FARM HINGHAM, NR9 4PX

£11,400 PER ANNUM

Situated on A Rural Business Park, MUSCOVY Unit is Subdivided Light Industrial space with ancillary offices. The unit provides versatile accommodation, good eaves height, roller shutter door, sufficient power (3 phase), water surrounded by a concrete yard



TERMS

3-year Lease Outside the Protection the Act 1954.

RATES: Payable by Tenant.

Mutual Break Clause

BUILDINGS INSURANCE: Recharged by the Landlord on a fair proportion.

Deposit equivalent to three month's rent deposit is required.

Legal Cost: Each party pays their own. Landlord prepares lease. £250 admin fee required, refundable on completion of the lease.

SERVICES:

Buildings Insurance, recharged by Landlord

Electricity - recharged by Landlord

Broadband /VOIP Up to 100mpbs if required

This is an established business park, situated on the edge of Hingham. With excellent access for articulated Lorries, Hingham is approximately 15 miles Southwest of Norwich via the B1108 Watton Road and less than 5 miles from the A11.



Anti-Money Laundering

In accordance with the latest Anti-Money

Laundering legislation, the tenant will be required to provide proof of identity and address to the letting agents prior to draft Leases being issued.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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