

MODERN OFFICE UNIT

1 Old Winery Business Park

Cawston, Norwich, NR10 4FE

Modern Office Unit To Let

1,053 sq ft
(97.83 sq m)

- Large on site car park with three demised spaces
- Capable of accommodating a variety of Class E uses
- 100% Small Business Rates Relief to qualifying occupiers
- 12 miles north west of Norwich. 4.5 miles south west of Aylsham
- Available immediately

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Summary

Available Size	1,053 sq ft
Rent	£13,700 per annum
Rates Payable	£3,992 per annum Based on the 2026 valuation
Rateable Value	£9,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£645.64 per annum
EPC Rating	B (34)

Description

The Old Winery Business Park is a modern development which offer office and light industrial accommodation.

Unit 1 is the only available office suite and provides well specified office accommodation. The unit benefits from an entrance lobby, four, well-proportioned office rooms , kitchen, WCs (one DDA compliant) and small store. The specification is good and includes air cooling units to the office areas, carpeting and a mix of LED and fluorescent lighting.

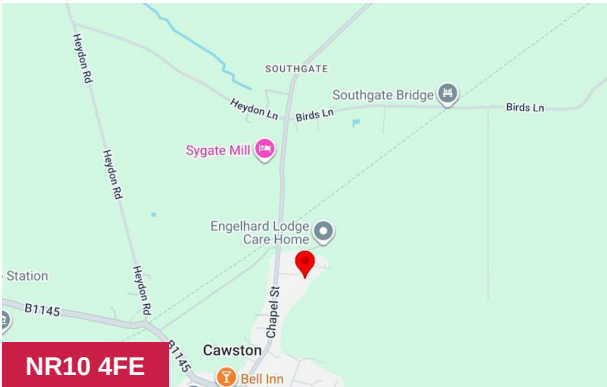
Location

The Old Winery Business Park is located in the village of Cawston, 12 miles north west of Norwich and 4.5 miles south west of Aylsham. The property is situated on Chapel Street approximately 1/4 mile north of the village centre.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,053	97.83	Available
Total	1,053	97.83	



Viewing & Further Information



Francis Britton
01284 702626
francis@hazells.co.uk



Richard Pyatt
01284 702626 | 07717758492
richard@hazells.co.uk