

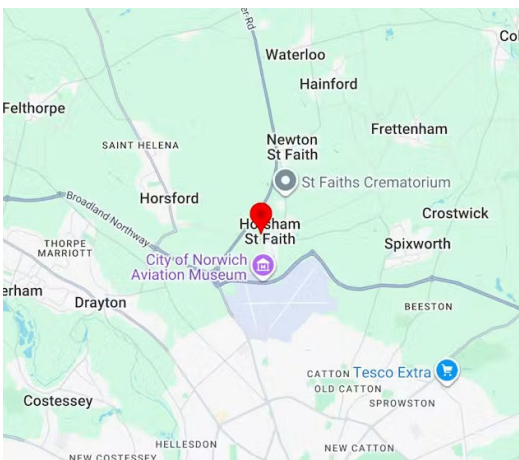


ROCHE

Unit E4, Abbey Farm Commercial Park, Horsham St Faith, Norwich, NR10 3JU

Industrial To Let | Rent on application | 1,174 sq ft

Mid-Terrace Light Industrial Unit With Offices - To Let



Location

Abbey Farm Commercial Park is in Horsham St Faith, just to the north of Norwich and a few hundred metres from the main A140 Cromer Road, near Norwich International Airport. The Norwich Outer Ring Road is 2 miles south, and the Northern Distributor Route is less than 1 mile south.

Notable occupiers include **OASE UK, Buddi Ltd, and Seneye Ltd.**

Description

The property comprises a mid-terrace light industrial unit of steel portal frame construction with full-height brick elevations.

The internal configuration provides a reception, three office rooms, and a mezzanine which can be retained or removed by the incoming tenant depending on their requirements.

Key Points

- Established business park
- Roller shutter
- Accessible WC
- Parking for up to 4 vehicles
- Minimum eaves of 3.86m

Accommodation

Description	sq ft	sq m
Unit E4	1,174	109.07

Viewings

Strictly by appointment through the joint agents.

Tenure & Terms

The property is available on a new full repairing and insuring lease for a term to be agreed.

Summary

- Rent: Rent on application
- Business rates: The HMRC website indicates that as from April 2026 the Rateable Value is £10,500. This is not the rates payable.
- Legal fees: Each party to bear their own costs
- EPC: D (92)

Further information

- [View details on our website](#)

Contact & Viewings

Sam Kingston
01603 756 333 | 07796 262 472
samk@rochechs.co.uk

Edward Cheal
01603 756343 | 07345 502626
edwardc@rochechs.co.uk

Will Jones (Bidwells)
01603 229321 | 07899 061892
william.jones@bidwells.co.uk

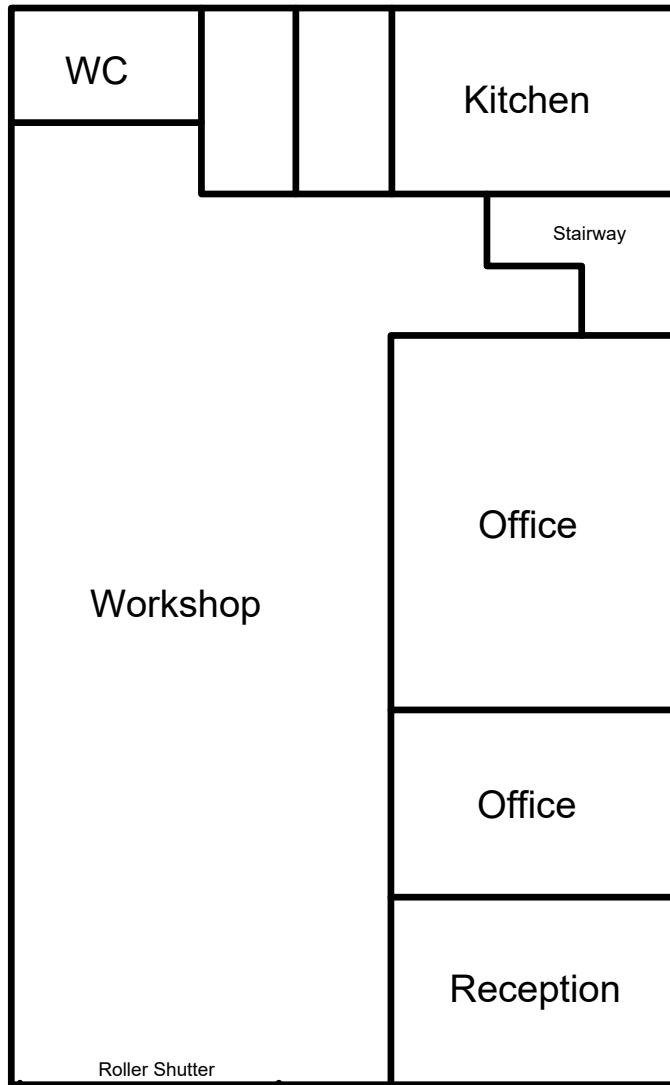
Chris Squirrell (Bidwells)
01603 229323 | 07887 830124
chris.squirrell@bidwells.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars.

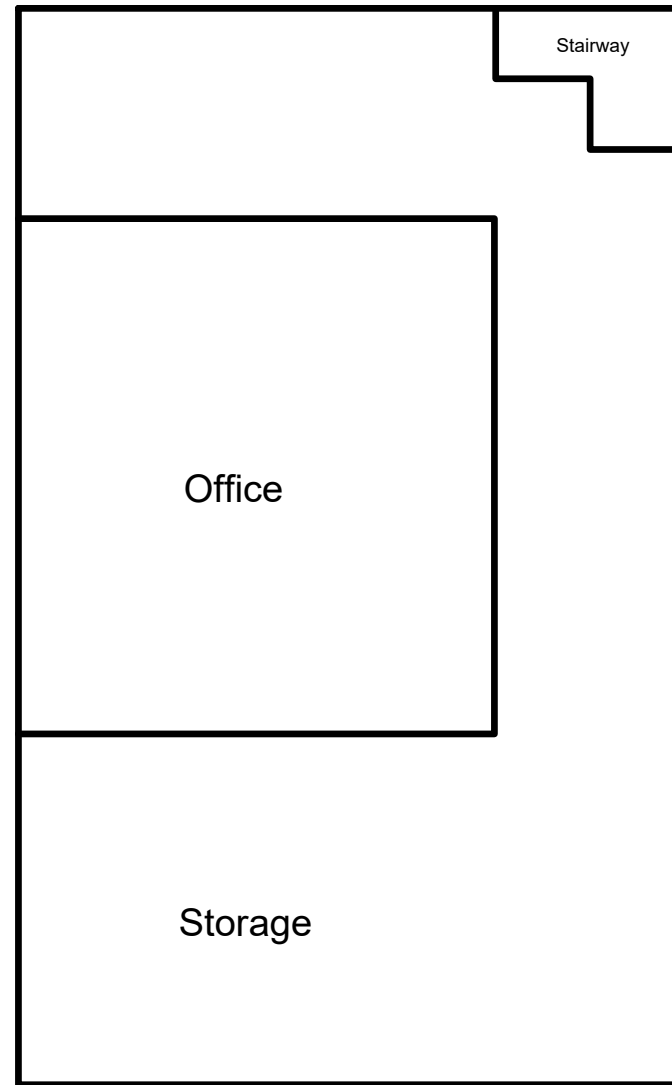




Ground Floor



Mezzanine



Floor plans are not to scale and are for indicative purposes only