



**NORTH  
NORFOLK  
DISTRICT  
COUNCIL**



## **INDUSTRIAL UNITS TO LET**

### **Units 5&7– Cornish Way, North Walsham**

Go to the NNDC website for further information & plans

<https://north-norfolk.gov.uk/premisestolet>



### Location

Cornish Way is located in a predominantly industrial area within North Walsham. Which is within close proximity to local transport links and within close proximity to North Walsham town centre.

### Description

The premises are a single storey brick built industrial unit, which was formerly two separate units within a terrace. However now both units have been combined together to make one single unit. The property comprises a concrete floor and manual roller shutter with WC's and office areas within the unit. Mains water and electricity are connected to the premises. We have not verified this and tenants must rely on their own investigations.

### Planning

B2 (General Industrial) and B8 (Storage and Distribution) uses of the Town and Country Planning Act (Use Classes) Order 1987. As amended 1st of September 2020.

Proposed Terms	
Lease Term	To be agreed – ideally initial 10 year lease
Break Clause	To be agreed
Rent Review	To be agreed
Internal Repair	Tenants Responsibility
External Repair	Landlord Responsibility

Unit no	Area (Sq.Ft.)	Rent Per Annum	Service Charge	Rateable Value	Energy Rating
Units 5 & 7	1,830	To be agreed	Service charge is payable, if demanded. Details will be provided.	£8,900 (The ingoing tenant must rely on their own enquiries from the Business Rates department for rates payable 2021/22)	Under assessment



If an offer is accepted the property will be placed Under Offer and taken off the market. For the property to be formally Under Offer, the offeror will be required to pay an initial payment of towards the council's legal and surveyors fees will be payable subject to an hourly rate. This should be paid within 14 working days of confirmation that the offer has been accepted and formal Heads of Terms have been issued. Until a property is formally Under Offer the council will continue to market the premises. The under offer fee will only be returned if the lease does not proceed purely as a result of reasons beyond the control of the prospective lessee.

PLEASE NOTE THAT THE COUNCIL IS NOT OBLIGED TO ACCEPT THE HIGHEST OFFER OF RENT OR ANY OTHER OFFER IT RECEIVES IT DEEMS UNACCEPTABLE.

Rent will be payable quarterly in advance via standing order unless otherwise agreed.

Energy Performance Certificates are available upon request.

With regards to business rates please read the non-domestic rates payable on our Business Rates page.

Misrepresentation Act 1967 & Consumer Protection Regulations 2008.

The particulars given below do not constitute any part of an offer or contract. They are intended only as a guide to prospective lessees to enable them to decide whether to make further enquiries with a view to taking up further negotiations, but they are otherwise not intended to be relied upon. All reasonable care has been taken in the preparation of these particulars, but their accuracy is not guaranteed. Any prospective lessee should make further enquiries and searches as are normally made and these particulars are furnished on the express understanding that neither the Council nor its officers or agents are to become under any liability or claim in respect of their content.



### **How to arrange a viewing**

Viewings may be arranged by contacting Estates Team on 01263 516337 or via email at [estates@north-norfolk.gov.uk](mailto:estates@north-norfolk.gov.uk)

### **How to apply**

The Lessees will be responsible for payment of their own legal costs in connection with preparation of the lease unless otherwise agreed.

In addition, prior to a lease being granted and as part of its due diligence process the Council will require the following from the successful offeror:

- Identity information such as a government photo ID or driving licence.
- Completion of the Council Anti Money Laundering Form together with the necessary supporting documentation.
- Proof of home address such as personal bank statement, utility bill.
- A satisfactory credit report from an accredited credit reference agency.

### **Terms and Conditions**

A service charge is payable in addition to the rent payment this varies depending on the industrial estate and services provided but usually covers costs of maintenance of communal areas, security etc.

Any change of Use Class is subject to Planning permission and Landlords consent.

A conditional survey of the industrial unit will be undertaken before the unit is let and again upon return to Property Services.

Industrial may be used for any purpose within B2 (General Industrial) and B8 (Storage and Distribution) uses of the Town and Country Planning Act (Use Classes) Order 1987. As amended 1st of September 2020.