

TO LET

COMMERCIAL UNIT

**BARTON FARM, LITTLE DUNHAM,
NORFOLK, PE32 2DE**

- Approximately 4172 sq. ft of storage space
- Suitable for a variety of uses.
- Castle Acre – 4 miles Swaffham – 6 miles Dereham - 9 miles
- Available now.

DESCRIPTION

The unit is situated on Burton farm, Little Dunham. It has access to a three-phase electricity supply and ample parking (exact amount is negotiable). The building is located within a working farmyard with suitable room for vehicular access, movement and parking.

The unit comprises of an insulated steel portal framed agricultural building, previously used as a potato store and for general agricultural storage. The unit benefits from a change of use under Class R for Class B8 (distribution and storage) use. The building extends to approximately 387 sq. m (4,172 sq. ft).

LOCATION

Barton Farm is situated in Norfolk countryside but is easily accessible and in close proximity to both Swaffham and Dereham and is situated just outside the village of Little Dunham. The A47 is approximately 5 miles south, and the A1065 3 miles away which provide good access across Norfolk including to Fakenham, Kings Lynn and Norwich. The units are located within the main farmyard, with access through a secure metal gates.

PLANNING

Unit 4 has prior approval for Class B8 (storage and distribution).



PARKING

There is ample parking available on site, although the Tenant will need to be aware of farm traffic on site. The exact number of spaces can be discussed between parties and allocated parking will be provided.

SERVICES

Electricity and water is available on site. The exact arrangements can be discussed and potentially tailored to suit specific needs. The tenant will be responsible for all outgoing.

RATES

The building has not yet been assessed for business rates. The Tenant will be responsible for the rates and any outgoing.

TERMS OF OCCUPATION AND RENT

Full terms of occupation available upon request and subject to negotiation. Rent is dependent on agreement terms. The lease will be on Full Repairing and Insuring (FRI) lease terms and contracted out of the Landlord and Tenant Act 1954 security of tenure provisions.

LOCAL AUTHORITY

Breckland District Council.

VIEWING

Strictly by prior arrangement only with the Landlord's agent. Further information is available upon request.

LANDLORD'S AGENT

Contact: Paddy Downing, Nellie Taylor and James Watchorn. Tel: 01328 854400

Email: paddy.downing@sworders.com

Email: nell.taylor@sworders.com

Email: james.watchorn@sworders.com

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PARTICULARS DATE: JUNE 2023.

