



Industrial / Warehouse Premises
678.63 m² (7,305 sq ft)

Industrial

For Sale

LOCATED WITHIN THE
CAMBRIDGE TO NORWICH
TECH CORRIDOR

SUITABLE FOR A VARIETY
OF USES

LARGE CONCRETE
FORECOURT

3 PHASE ELECTRICITY
SUPPLY

WITHIN THE
ATTLEBOROUGH
STRATEGIC URBAN
EXTENSION AREA

Leys Lane, Attleborough, Norfolk NR17 1NF

The property is situated off Leys Lane on the outskirts of Attleborough, approximately five miles from Wymondham and fourteen miles from Norwich. The site benefits from a convenient position less than two miles from the Attleborough Bypass providing good access to Norwich and beyond. Attleborough is a desirable market town located along the Cambridge to Norwich Tech Corridor.

There are plans for the council to construct a new footbridge and link road over the Leys Lane level crossing from London Road to Old Buckenham Road, which forms part of the Attleborough Strategic Urban Extension (SUE). Outline planning permission for the Attleborough SUE was granted in March 2020 for 4,000 homes, two primary schools, local and neighbourhood centres, community facilities and other strategic infrastructure.

Description

The property comprises an extended concrete portal frame building with brick and blockwork elevations under a pitched corrugated asbestos cement roof. The accommodation is largely open plan but also includes a portable building which has been placed adjacent to the workshop, providing additional office space. Externally the property includes a personnel entrance door and a large sliding door to the workshop. There is also a large concrete forecourt and additional land which has potential for further development.

Around the buildings are various areas suitable for open storage or additional yard space.

There is a large parking area to the front which has been laid to concrete.

Accommodation

Description	m ²	SqFt
Workshop	643.85	6,930
WC	10.90	117
Portacabin	23.88	257
Total GIA	678.63	7,305

Site Area	0.16 Ha	0.4 Ac
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Terms

The freehold interest in the property is available for sale at **£400,000** exclusive.

Business Rates

The property has been entered onto the Valuation Office Agency website as the following:

Description: Workshop and premises
Rateable Value: £15,250
Rates Payable 2022/23: £7,609.75

Legal Costs

Each party to bear their own costs.

VAT

Our client reserves the right to charge VAT in line with current legislation.

EPC

The property has an EPC rating of: TBC

Viewing and further information

Strictly by appointment with the sole agents:

Arnolds Keys Commercial 01603 216825

Nick O'Leary Tel: 01603 216827

nick.oleary@arnoldskeys.com

or

Harry Downing Tel: 01603 216806

harry.downing@arnoldskeys.com

SUBJECT TO CONTRACT - HRD/27276/08.2022

