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## Multi-let Industrial and Office Investment

502.91 m<sup>2</sup> (5,413 sqft)

Freehold Investment

For Sale

HIGHLY PROMINENT SITE  
ADJACENT TO THE A47

7 MILES EAST OF NORWICH,  
12 MILES WEST OF GREAT  
YARMOUTH.

AN INDUSTRIAL BUILDING  
PLUS, SELF-CONTAINED  
OFFICES, AND A LARGE  
OPEN STORAGE AREA

APPROVED PLANNING FOR  
ADDITIONAL UNIT

8.7% NET INITIAL YIELD

### Burlingham Business Centre, North Burlingham, Norwich, Norfolk NR13 4TA

The subject property is situated in a highly prominent position adjacent to the A47 Norwich to Great Yarmouth trunk road. It is conveniently located by access to both Norwich and Great Yarmouth and the surrounding area.

The village of Burlingham is predominantly residential and situated just north of the villages of Brundall, Blofield and Lingwood.

**Description**

The subject property comprises a mixed-use commercial site with two buildings, an industrial/warehouse and an office building in addition to a large open storage site.

The site also benefits from approved planning permission for an additional 1,614 sqft Industrial Unit

Industrial/Warehouse

A modern building of steel portal frame construction with two up and overloading doors which can be easily split back into two units. This is of very good specification with insulated walls and roof.

Solar photovoltaic panels have been installed on the warehouse roof, with approximately 10 years left on the feed in tariff.

Offices

These are in an attractive timber-clad building with accommodation on the ground floor which is let to Keri Systems UK but with an additional suite at the first-floor level which is currently vacant.

Open Storage Site

The western end of the site is a triangular plot suitable for display and storage purposes. There are a number of small and temporary buildings in this area capable of housing additional facilities.

**Accommodation**

We have measured the property in accordance with the Code of Measuring Practice and calculate the following gross and net internal floor areas.

Description	M <sup>2</sup>	Sq Ft
<u>Industrial/Warehouse</u> 2a & 2b	<b>268.98</b>	<b>2,895</b>
<u>Office</u>		
Suite 1 (GF)	96.83	1,042
Suite 2 (GF)	84.47	909
Suite 3 (FF)	52.63	567
<b>Office Total</b>	<b>233.91</b>	<b>2,518</b>
Open Storage Site	0.33ac	
Total Site Area	0.69ac	0.28ha

**Terms**

The freehold interest in the property is available for sale at **£745,000** exclusive, with the benefit of the tenancies outlined above, achieving a net initial yield of 8.7% assuming £12,000 tariff from the solar, rising to 9.3% on the letting of the first floor office.

**Legal Costs**

Each party to bear their own costs.

**Tenure**

The property is held freehold subject to the following leases:

Industrial/Warehouse Unit 2a & 2b

Tenant: Click Competition Ltd  
Term: 10 years from 29 November 2022  
Rent: £22,500 per annum  
Break: 29 November 2027  
Repairs: FRI subject to a schedule of condition

Open Storage

Tenant: Click Competition Ltd  
Term: 10 years from 29 November 2022  
Rent: £12,250 per annum  
Break: 29 November 2027  
Repairs: FRI subject to a schedule of condition

Suites 1 & 2 (GF)

Tenant: Keri Systems UK Ltd  
Term: 12 years from 1 August 2022  
Rent: £21,600 per annum  
Break: 1 August 2028  
Repairs: FRI subject to a schedule of condition

Suite 3 (FF)

Vacant  
Estimated rental value: £4,500

Photovoltaics (PV)

Producing approximately £12,000-£15,000 per annum, with 10 years remaining on the feed-in tariff.

**VAT**

VAT is currently payable and will be charged in line with current legislation. It is anticipated that the sale can be treated as a Transfer of a Going Concern (TOGC).

**Viewing and further information**

Strictly by appointment with the sole agents

**Arnolds Keys 01603 216825:**

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SUBJECT TO CONTRACT

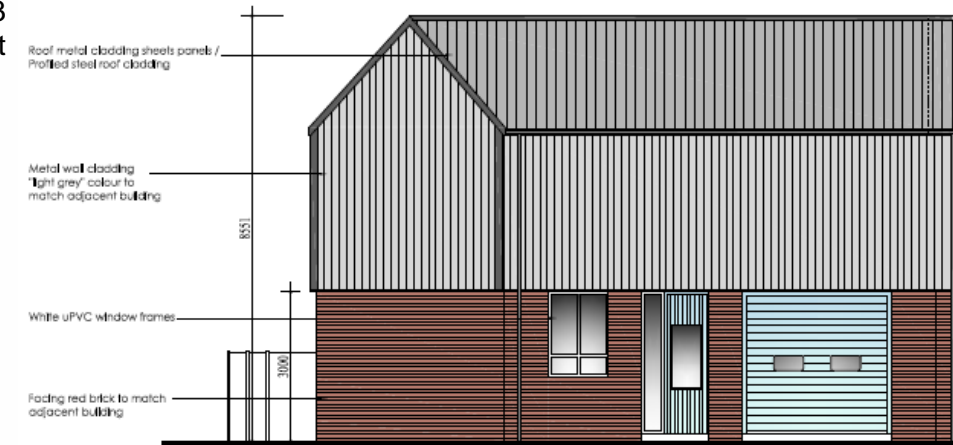
HRD/27440

**Planning**

Planning consent was granted on the 3 November 2023 for a new 1,614sqft industrial unit. Ref: 20220837

<https://www.southnorfolkandbroadland.gov.uk/planning-applications/find-planning-application>

Broadland District Council  
Horizon Business Centre  
Peachman Way  
Norwich  
NR7 0WF  
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Unit 2a and 2b



Site Entrance



Office building



Open Storage Site