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Site: DEVELOPMENT AT WHITE HOUSE FARM, HICKMACH ROAD, PENSTHORPE, NORFOLK, NE 21 0JH  
 Client: AIR & WATS LIMITED

Drawing: PRELIMINARY PLANNING DRAWING SCALE 1:100, 1:500  
 Date: 20.03.2024  
 Scale: A1  
 Drawing: PL01

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# AN OPPORTUNITY TO OCCUPY A FLEXIBLE OFFICE/WORKSHOP/RETAIL UNIT WITHIN THE WHITE HOUSE FARM BARN DEVELOPMENT

AVAILABLE MID 2024

PENSTHORPE | NORTH NORFOLK

A unique opportunity to rent a prime unit within a new development located in a charming, rural location close to Fakenham within easy reach of the coast and Norwich.

**TO LET £ROA**



## DESCRIPTION

White House Farm Barns, Fakenham Road, Pensthorpe, NR21 0LN

White House Farm Barns will offer new single storey premises of timber and brickwork construction under a tiled roof which will provide flexible office/workshop space. The spacious, light and modern space will be split into four units with measurements to be confirmed. Each unit will have access to toilets. The units will be presented as a blank canvas with water, electricity and heating ready for prospective tenants to start their fit out on completion of the scheme being built. The proposed scheme will also offer ample off road parking as well as potential electric car charging points.

## LOCATION

These impressive commercial premises will be built opposite the entrance to Pensthorpe Natural Park located close to Fakenham town centre.

Fakenham is a busy market town situated halfway between King's Lynn and Norwich. Fakenham benefits from The Thursday Market that dates back to 1250 and a Farmers Market on the last Saturday of each month with a range of locally grown produce. It is known as the gateway to the north Norfolk coast and is well positioned for the coast and other local attractions including Pensthorpe Waterfowl Park and Fakenham Racecourse.

There is rail access via King's Lynn (20 miles) or Norwich (25 miles) with connecting services to London.

## ACCOMMODATION

	Sq M	Sq ft
Unit 1	96	1033
Unit 2	69	742
Unit 3	73	785
Unit 4	89	957
<b>Total</b>	<b>327</b>	<b>3517</b>

These measurements are approximate.

## VAT

It is understood that VAT is not applicable.

## EPC

TBC

## RATEABLE VALUE

The Rateable Value is TBC

## TENURE

Leasehold. The premises, once completed, will be available from mid 2024 on a new full repairing and insuring lease for a length of time to be determined.

## VIEWING & FURTHER INFORMATION

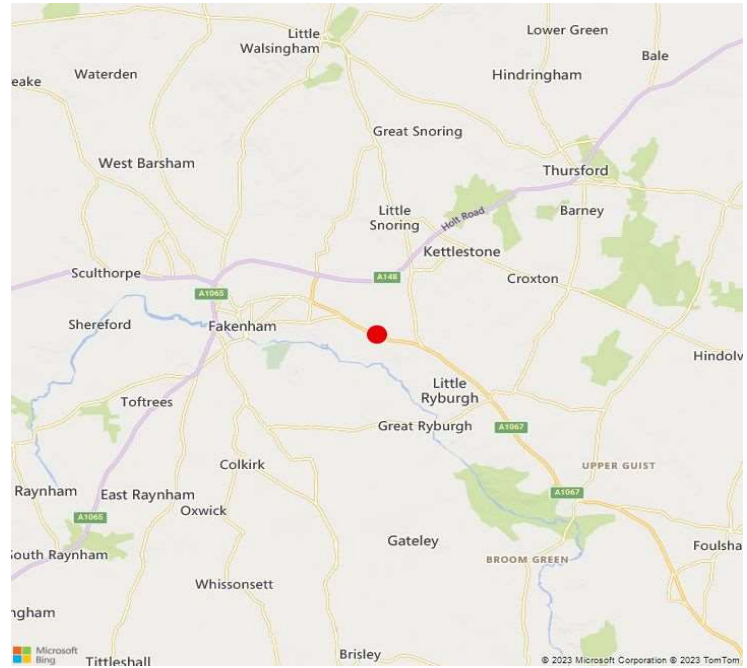
Strictly by appointment with the sole letting agent:-

### Brown & Co

1A Market Place  
Holt  
Norfolk,  
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### Tom Cator

01263 711167  
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