

01263 713143 | holt@brown-co.com



**Dunkirk, Aylsham Industrial Estate, Aylsham,  
Norfolk, NR11 6SU**

**TO LET £50,000 + VAT P.A.**

Large Industrial unit with first floor office/storage space including mezzanine.

- Comprising a ground floor warehouse with first floor office accommodation above and additional mezzanine storage.
- Modern Unit with flexible accommodation.
- Good access to Norwich and north Norfolk.

**1,129.6.sq m (12,154 sq ft)**

## Location

Aylsham is a striking historic market town renowned for its fine architecture, shopping, local facilities and public transport with several restaurants and public houses. Blickling Hall, Felbrigg & Sheringham Park (National Trust properties) are located within easy travelling distance by car, as is the north Norfolk Coast, which is classed as an Area of Outstanding Natural Beauty.

There are buses from Aylsham to the cathedral city of Norwich with trains onwards to Liverpool Street in London. The International Airport in Norwich is easily accessible, and of course, there is the Bure Valley Miniature Railway.

## Description

A steel portal framed industrial unit which provides flexible accommodation across two floors with additional storage on a mezzanine. The accommodation comprises a flexible warehouse area with two roller doors and a further personnel one leading into a reception area. Additional there is a kitchen and W.C.s on the ground floor.

A staircase from the reception area leads to the first floor offices and a meeting room.

There is 3 phase electricity and space heaters via a wood pellet biomass unit which heat the main warehouse area.

To the front of the unit is spacious hardstanding and parking for approximately 20 cars.

The unit is well positioned within the town's main industrial area close to the A140 which is the arterial route connecting Norwich and Cromer. The property offers an open and light space which could suit a range of uses.

## Accommodation

The property provides the following approximate floor areas.

	sq m	sq ft
Ground Floor	576.4	6,202
First Floor	274.8	2,957
Mezzanine	112.7	1,212
<b>Total</b>	<b>1,129.6</b>	<b>12,154</b>

## Services

We have not carried out tests on any of the services or appliances and interested parties should arrange their own tests to ensure these are in working order.

## Business Rates

The premises have the following assessment: -

Rateable Value	£45,000
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## Lease Terms

Leasehold. The premises are available on a new fully repairing and insuring lease with the length and terms to be determined.

## Tenure

Leasehold.

## VAT

It is understood that VAT is applicable.

## Legal Costs

Each party will be responsible for their own legal costs incurred in documenting the letting.

## EPC Rating

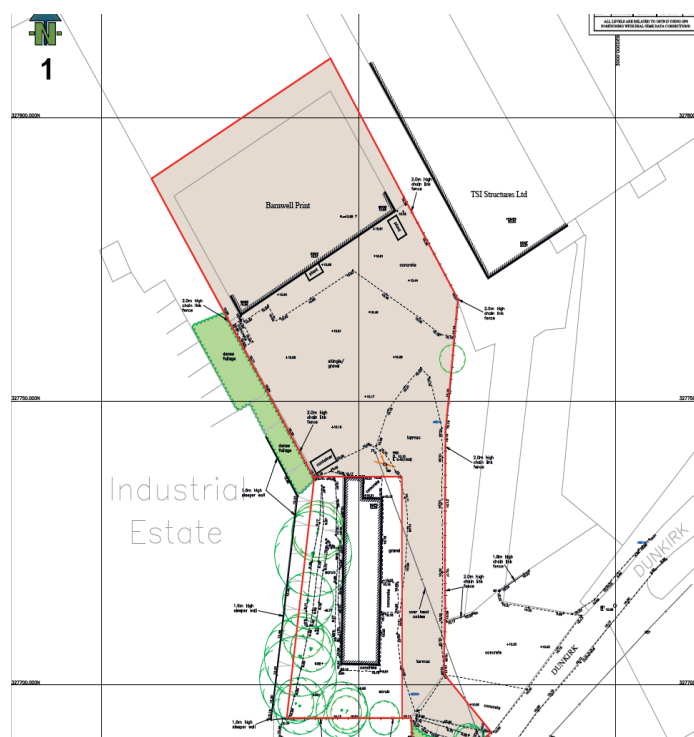
Band B (46).

## Viewing & Further Information

Strictly by appointment with the sole letting agent:-

**Brown & Co**  
1a Market Place  
Holt, NR25 6BE  
Tel: 01263 713143

**Tom Cator**  
01263 711167  
[tom.cator@brown-co.com](mailto:tom.cator@brown-co.com)



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