



**UNIT 7 HINGHAM ROAD INDUSTRIAL ESTATE, GREAT ELLINGHAM
ATTLEBOROUGH, NR17 1JE
DETACHED WAREHOUSE/INDUSTRIAL UNIT PREMISES**

- Modern specification with high eaves
- 2 storey offices
- Mezzanine storage
- Well located close to A11

Anna Smith
Brown&Co Norwich
01603 598248
Anna.smith@brown-co.com



Property and Business Consultants
brown-co.com

FOR SALE £565,000/TO LET £39,000 PAX | 762.6 sq m (8,209 sq ft)

Location

Great Ellingham is located approximately 2.5 miles north-west of Attleborough and access to the A11.

Norwich's southern bypass (A47) is only about 5 miles north, which links Norwich to the west and north. The A11 provides a direct dual carriageway link to Cambridge (60 miles) and London (120 mile).

The premises is situated in the centre of the Hingham Road Industrial Estate which is shared with other light-industrial units.

Description

The property comprises a modern warehouse/ industrial unit with steel portal frame, block and metal profile clad elevations, under a pitched metal profile and insulated roof with 10% roof lighting. The unit has been fitted with new modern LED lighting.

Internally the main works area has a minimum headroom of approximately 4.8m, rising to approximately 7.2m at the roof apex. Full height electrically operated roller shutter doors provide access to the front of the warehouse. The unit is predominantly open-plan warehouse space with two story offices and a separate mezzanine.

The external space included with the property extends to the edge of a concrete pad. There is a large entrance and yard area providing access to the property and other units on the estate.

Accommodation

The property provides the following gross internal floor area.

Description	sq m	sq ft
Warehouse	574.5	6,184
Ground floor Offices and Kitchen	68.3	736
First floor Office	47.9	516
Mezzanine	71.9	774
External Store	3.8	41
Total GIA	762.6	8,209

Services

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

We understand the unit is connected to mains water, drainage and 3 phase electricity are connected.

Business Rates

Business rates will be the responsibility of the occupier. The premises have the following assessment:-

Description	Warehouse & premises
Rateable Value	£21,750
Rates payable for 2023/ 2024	£10,853

Tenure

The Property is freehold and vacant possession will be given upon completion.

Price

The property is available to purchase for **£565,000**.

Rent

Alternatively, the unit is available to let on a full repairing and insuring basis, for a term of years to be agreed and for a rent of **£39,000 per annum exclusive**.

VAT

It is understood that VAT is applicable.

Legal Costs

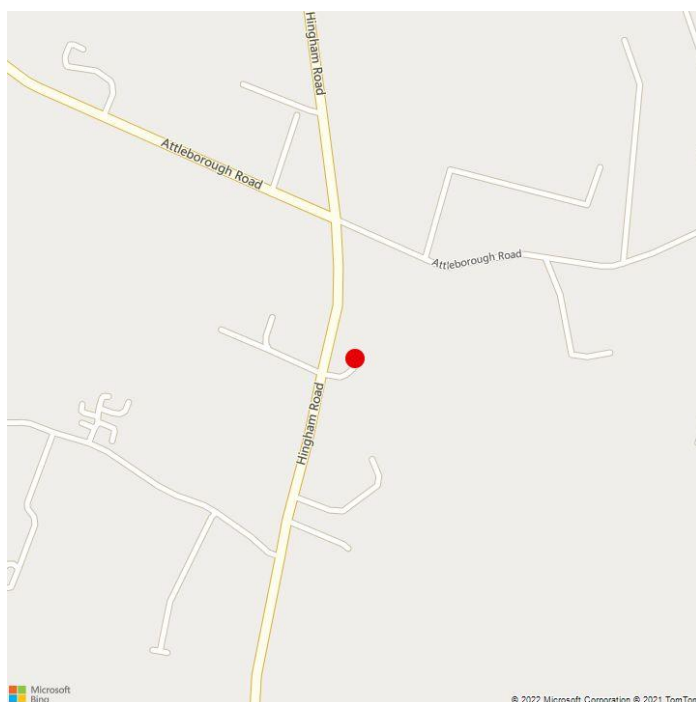
Each party will be responsible for their own legal costs incurred in documenting the letting/sale.

EPC Rating

The property has an EPC rating of E(125).

Viewing & Further Information

Strictly by appointment with the sole letting/selling agent:-



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