



Units 1A—1d and 2A & B, Marriott Way, Melton Constable

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Independent Estate Agents

Pointens

### THE PROPERTIES

The properties offered for sale comprises of six recently refurbished (still awaiting completion) light industrial units with large tarmac and paved area, security fencing all round and large gates. The units were believed to have been constructed in the 1980's. All units benefit from solid wall construction, concrete floors and insulated roofs. They also have glazed personnel doors to the front, new doors to the rear and insulated roller shutter doors. Both units have kitchens and toilets areas. The units start from 1,518 square feet (141 square meters)

### Location

Melton Constable is a thriving village with excellent main road links and an extensive range of amenities to include a village shop, a renowned butchers, a garage and a primary school. Around 4 miles away is the market town of Holt which has an extensive range of shops and businesses where a friendly and personal service still remains. The town is also home to Gresham's public school. The North Norfolk coast is around 4 miles distant with Cley, Blakeney and Morston within easy reach. The city of Norwich is 20 miles away with fast rail links to London Liverpool Street. Norwich Airport has direct access to various destinations via Schipol.

### Directions

Leave Holt via the Norwich Road. On the outskirts of the town turn right at the signpost for Hunworth and Quarry. Proceed through Hunworth and after around 2 miles you will enter Briston. At the crossroads turn right and after around 1 mile you will enter Melton Constable. Marriotts Way will be found on the left hand side just before leaving the village. The units for sale or to let will then be found on the left hand side identified by Pointen for sale and for let boards.

**A rare opportunity to Lease a newly refurbished industrial unit in the highly sort after industrial estate at Melton Constable .**

### ACCOMMODATION

The accommodation comprises: -

Single space industrial units.

**Unit 1A** measures 46' x 33' With extra storage area to the side

**Unit 1B** measures 46' x 33'

**Unit 1C** measures 46' x 33'

**Unit 1D** measures 46' x 33'

**Units 2A & 2B** are currently one unit measuring 66' x 46' but can easily be put back to two units measuring 46' x 33' each

All Units have undergone renovation comprising all new electrics, doors, windows, roller shutter doors and decoration

### Cloakroom

A cloakroom area has been created in all units and can be fitted out on request

### Kitchen

A kitchen area has been created in all units and can be fitted out on request



### Curtilage

To the front of each unit is ample parking, there is rear access from all units onto a small open area.

### General Information

**Tenure:** Leasehold.

**Terms:** The units are available by way of a new full repairing and insuring lease for a length of term to be agreed, subject to upward only rent reviews.

**Availability:** The Units will be available from early April, 2025.

**Services:** Water, foul sewage and electricity are connected.

**Business Rates:** TBC

**Legal Costs:** Each party will be responsible for their own legal costs incurred in documenting the sale.

**Local Authority:** North Norfolk District Council. Tel: 01263 513811.

**Energy Performance Certificate:** N/A

**Viewings:** Strictly via the sole agents, Pointens Estate Agents, tel: 01263 711880.

**VAT:** We understand that VAT is applicable. To this purchase

**Reference:** H313291L.

### Important Notice

Messrs. Pointens for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that: These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract. Please note that:

- 1) Photographs may have been taken with the use of a wide-angle lens.
- 2) We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.
- 3) Intending purchasers, particularly those who will be travelling some distance are advised to check with us first on the availability of the property and on any points which are of particular importance to them.
- 4) No person in the employ of Pointens has any authority to make or give any representations or warranties in relation to this property or these particulars, nor to enter into any contract on behalf of the Vendor or Lessor

**Ref:** H313291L

### IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any great distance to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on such matters prior to purchase.

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