

Melton Constable | NR24 2BT
Marriott Way

ROCHE



**EXTENSIVE WAREHOUSE / PRODUCTION
PREMISES
FREEHOLD FOR SALE**

11,128 – 22,385 sq ft (1,034 – 2,080 sq m)

- Available as a whole or will split
- Minimum eaves 5.24 metres and 8.7 metres
- Presently used for agricultural storage
- Concrete yard and parking

Industrial

01603 619876
www.rochesurveyors.co.uk

Location

Melton Constable is situated in North Norfolk, between Fakenham and Aylsham, approximately 22 miles north west of Norwich and 30 miles north east of King's Lynn. The property is located on an established industrial estate with access from both Marriott Way and Melton Road. Nearby occupiers include **The Big Prawn Company** and **Blakely Clothing Company**.

Description

There are 2 separate warehouses available, either together or individually.

Unit 1 – a substantial warehouse / production facility with office accommodation to the front. The property is of brick construction built around a steel frame with an insulated corrugated metal roof. The property benefits from:

- Minimum eaves of 5.24 metres
- Office and welfare facilities to the front
- Lighting
- 2 electrically operated loading doors
- Extensive forecourt parking

Unit 2 – This premises is a steel framed storage facility with brick elevations beneath a pitched insulated roof. Significant features of the property include:

- Electrically operated loading door
- Minimum eaves of 8.7 metres
- Concrete forecourt and parking

Access to the loading doors is across the area outlined green on the attached plan. The brown hatched area shows where a right of way will be required by the vendors to access retained property in their ownership.

Accommodation

The property has the following approximate gross internal areas:

	sq ft	sq m
Unit 1	11128	1033.8
Unit 2	11257	1045.8
Total	22,385	2,079.6

Services

Mains electricity, water and drainage are understood to be connected including a 3 phase electricity supply. The site also benefits from its own bore hole water facility.

Planning

The property is located on the Marriott Way industrial estate. The area is designated for employment uses.

Energy Performance Certificate

The property is used for storage purposes only and as a low energy use has not required an EPC.

Rates

The property has been removed from the rating list as it is used for agricultural purposes and therefore excluded from business rates.

We recommend that interested parties make their own enquiries to North Norfolk District Council.

Tenure/Terms

The property is available freehold with vacant possession:

Unit 1: **£278,000**

Unit 2: **£285,000**

VAT

VAT will be levied on the price.

Legal Costs

Each party will be responsible for their own legal costs.

Viewing

Strictly by appointment through the joint sole agents:

Roche:

Contact: Sam Kingston

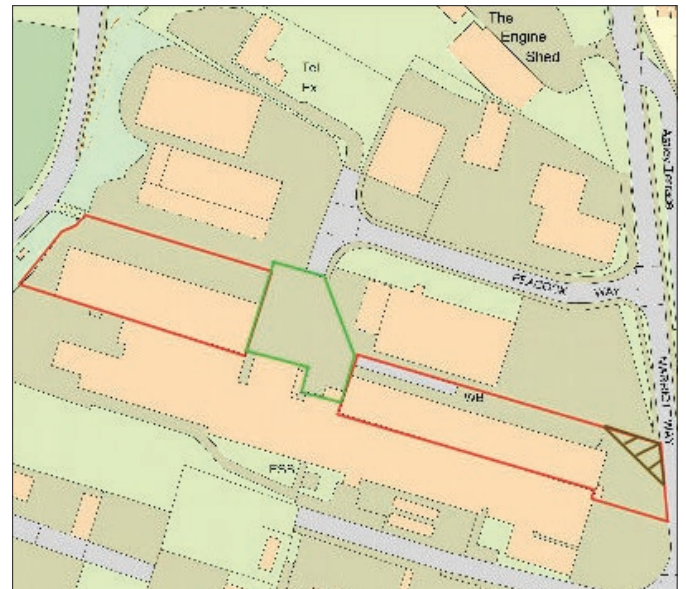
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