



Location

The property is in a convenient location for the Broads and North Norfolk approximately 1.25 miles from the A140 Norwich to Aylsham Road at Marsham and less than 7 miles from the NDR at Norwich Airport, a drive time of 11 minutes. The property provides a central location as a distribution hub for North Norfolk, being between North Walsham, Aylsham, Cromer, Holt and Fakenham, as well as accessible to Norwich.

Description

The property comprises a modern warehouse building of 5,376 sq ft (499.5 sq m) with potential additional space available of up to 10,429 sq ft (969 sq m), capable of being split. It has been designed and used for potato storage but is suitable for conventional warehouse and industrial uses. A 50-tonne weighbridge is available on site. The specification includes:

- Steel portal frame construction
- Full height profiled cladding to elevations, lined and insulated
- Eaves height of approximately 6.24 m (20.5 ft)
- Yard and parking to front
- Pitched roof, lined and insulated
- Roller shutter loading door
- Shared toilets on site

Accommodation

The approximate gross internal areas of the modern unit and another potentially available building on the site are:

Modern Warehouse	5,376 sq ft	499.5 sq m
Potential Additional Unit	4,778 sq ft	444.0 sq m
Total	10,154 sq ft	943.5 sq m

Services

Mains electricity and water and drainage are connected.

Tenure & Terms

The modern warehouse is offered to let on a new full repairing and insuring lease. Rent on application.

Energy Performance Certificate

In view of the previous use and nature of the building, there is currently no EPC, as it is classed as a low energy building.

Rates

The property is not currently assessed for business rates, being part of an agricultural holding, but will be following a change of use.

Planning & Uses

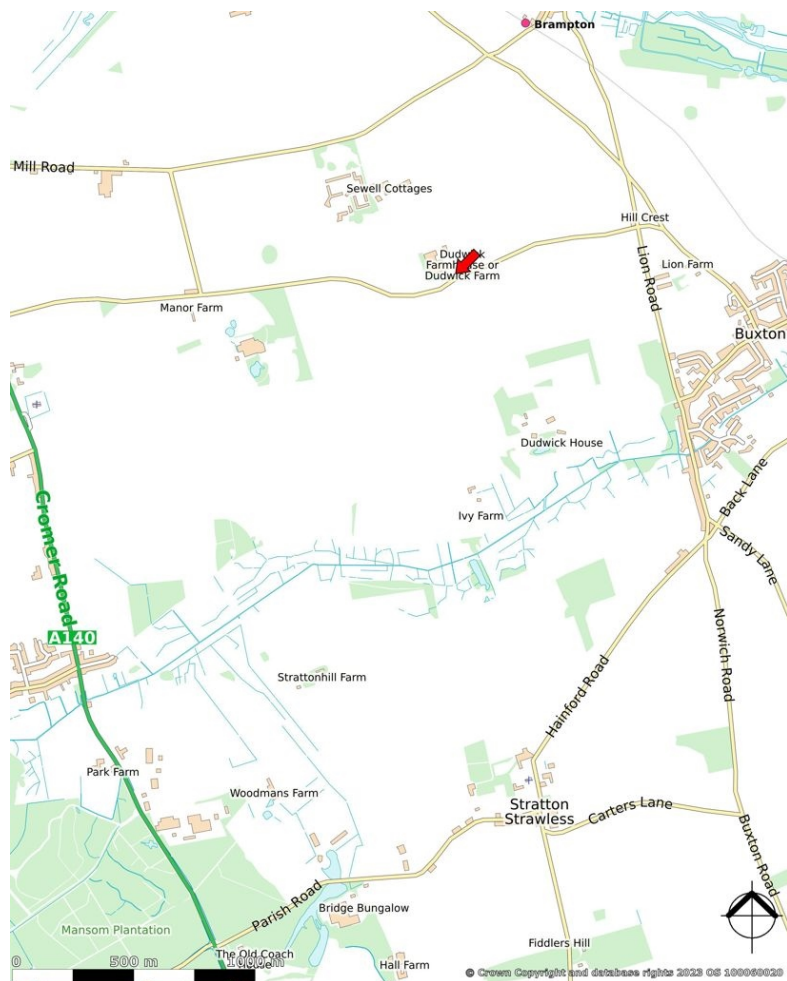
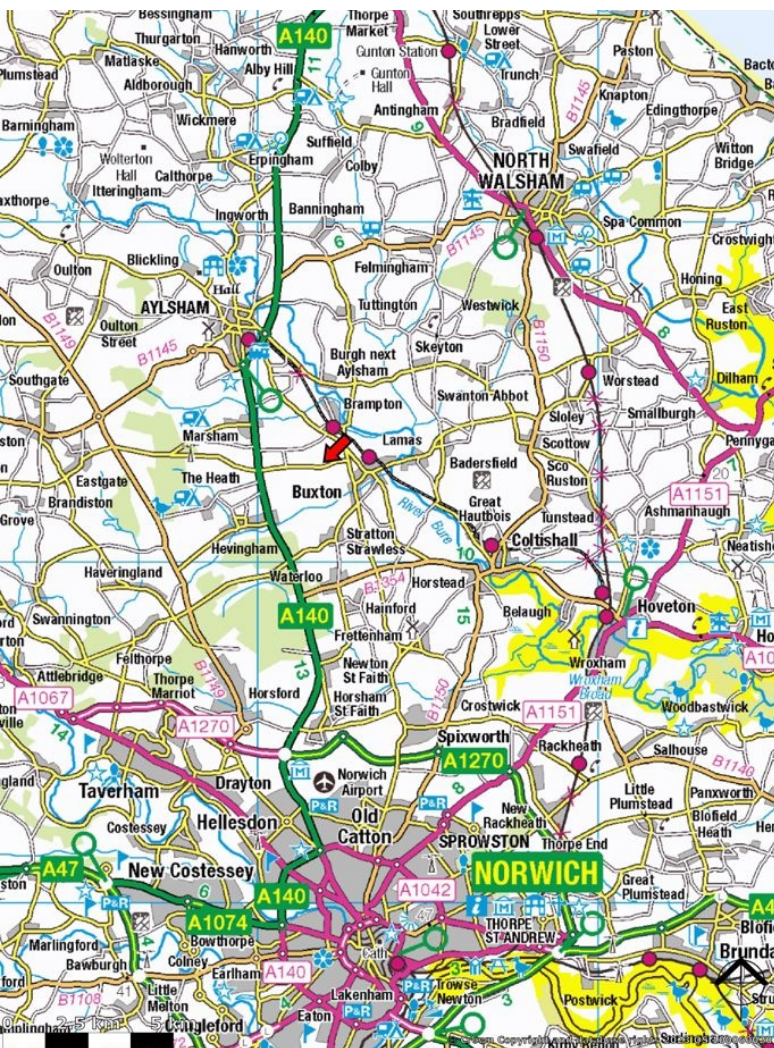
The Modern Warehouse is available for warehouse use under Class R. Light industrial uses will be considered. Further information on request.

Viewings & Further Information

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Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.



SUBJECT TO CONTRACT
 You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website www.commercialleasecode.co.uk



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