



Location

North Walsham is a busy north Norfolk market town, located approximately 15 miles north of Norwich and 7.5 miles south of Cromer and the north Norfolk coast. The town has a resident population of circa 13,000.

The property is situated in North Walsham's principal industrial estate, on the main spine road, close to the junction of Laundry Loke and the B1145. Occupiers of note in the vicinity include Coda Plastics, Breedon, PSS, Chell Instruments, Weener Plastics and Drury Transport.

Description

The property comprises a detached two bay industrial/workshop premises with the following attributes:

- Prominent position on estate's main spine road
- Relatively large open plan workshop area
- Ancillary offices, staff room and WCs
- Side loading door, shared yard area and forecourt parking
- Mains gas and 3-phase power

Accommodation

The accommodation includes a large workshop area, ancillary offices, staff room with kitchen, stores and WCs, with a total gross internal floor area of approximately **6,598 sq ft (613 sq m)**.

Tenure & Terms

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed.

Rent

£30,000 per annum exclusive

Energy Performance Certificate

The property has an Energy Performance Asset Rating of (C). Full details are available from the letting agents.

Rates

We understand that the Rateable Value is currently £14,000. This is not the annual rates payable.

The rates payable will depend on the occupier's circumstances and can be obtained from www.gov.uk/correct-your-business-rates which includes a rates payable calculator.

Planning & Uses

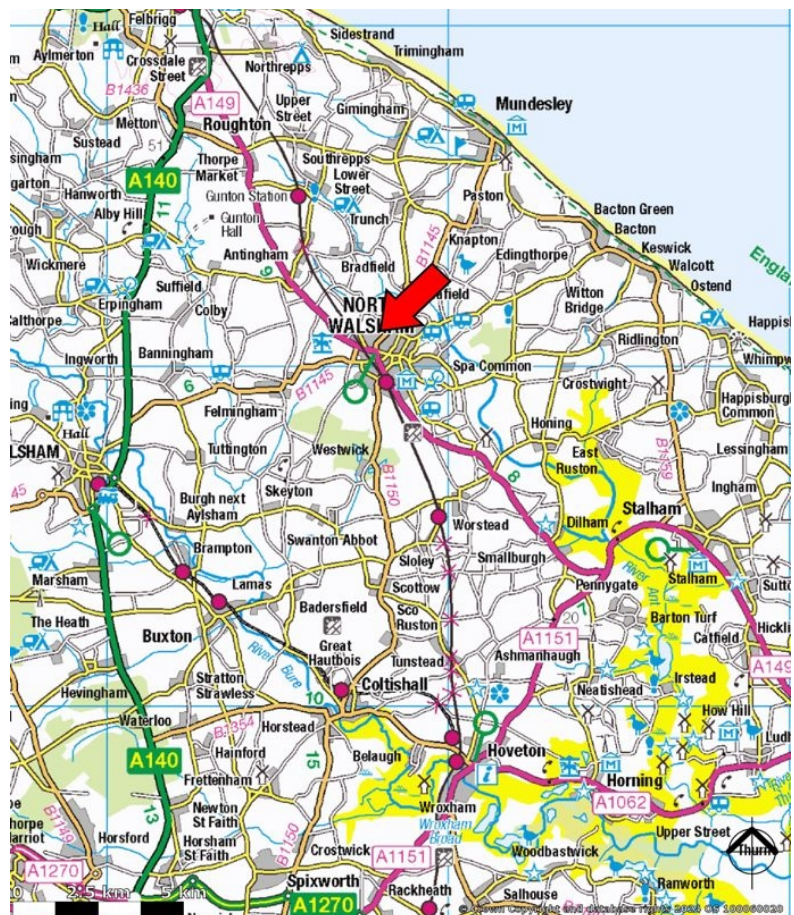
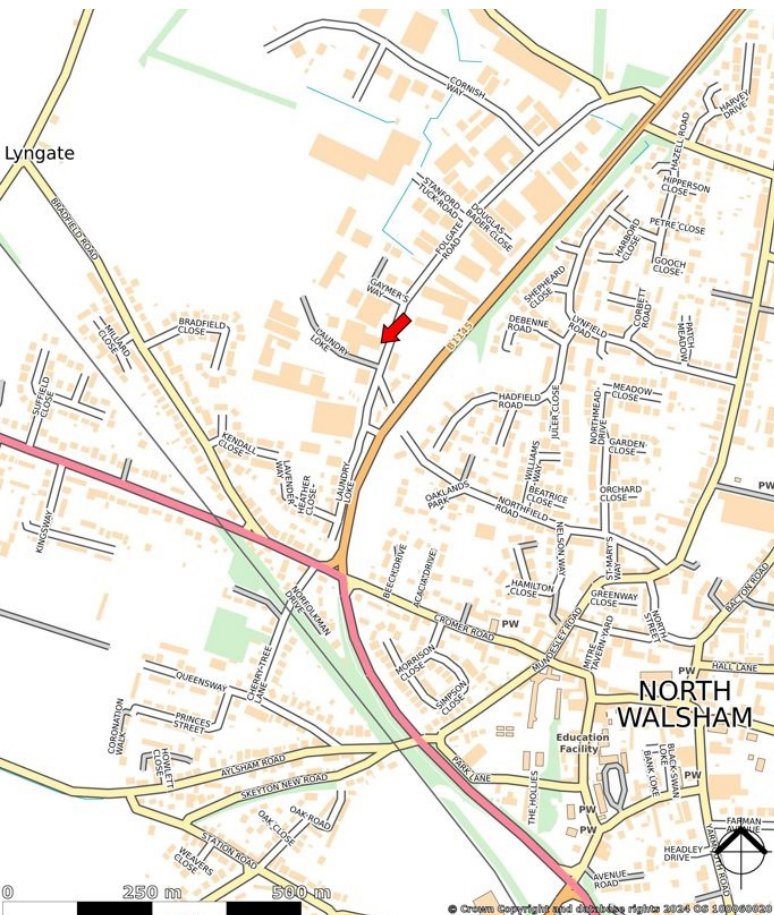
We understand the property has been previously used for light industrial purposes and therefore is likely to fall within planning use class E or B. We recommend interested parties make their own enquiries of the local planning authority to discuss their proposed use.

Viewings & Further Information

Graham Jones
Roche Chartered Surveyors
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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



IMPORTANT NOTICE

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a) The particulars are set out as a general outline only for the guidance of intending purchasers or tenants and do not constitute, nor constitute a part of, an offer or a contract.

b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

c) No person in the employment of Roche Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property



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