



Unit 22, Marriott Way, Melton Constable

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**Pointens**

### **The Property**

The property offered for let is a light industrial unit with a large concrete yard with security fencing and a gated entrance. The units were believed to have been constructed in the 1980's. The main building is constructed of brick and comprises: a large workshop area with metal roller door, and inspection pit. There is a mezzanine storage area, and a further storage room also with metal roller doors. An entrance hall, office, kitchen and cloakroom. Outside is a large fully secure yard. There are plenty of air, water and three phase electrical points throughout the site.

### **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 Schiphol Amsterdam.

### **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. Proceed into Marriotts Way. At the T junction turn left and 22 will be found on the left hand side after around 50 yards.

### **The Premises**

#### **Main Building**

##### **Workshop Area (46'7 x 30'6 narrowing to 21')**

Electric power and light, high metal roller door, steps lead to long inspection pit. Mezzanine storage area (25' x 10'5)

##### **Storage Room (22'8 x 16' narrowing to 8'7)**

Electric power and light, metal roller door.

#### **Side Entrance Hall**

Tiled floor.

##### **Office (8'x 5'6)**

Telephone point, tiled floor.

##### **Kitchen (9'2 x 7'9)**

Base unit with sink and mixer tap, tiled walls and floor.

#### **Cloakroom**

Pedestal wash basin, wc. Tiled floor.

#### **Curtilage**

The property is situated in a good size concrete yard measuring **(126' x 78')** The whole site is fully enclosed and secure with high metal fencing with two large railed gates giving access.

## General Information

**Rent:** From £8000 per annum.

**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 July 2026.

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

**Business Rates:** To be confirmed.

**Legal Costs:** Each party will be responsible for their own legal costs.

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

**Energy Performance Certificate:** Band D.

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



## 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: Photographs may have been taken with the use of a wide-angle lens

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.

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.

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Independent Estate Agents

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