



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, 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 warehouse/industrial building with the following features:

- Open plan warehouse area with ancillary office and WC.
- Minimum eaves height of 4.7m.
- 3-phase power and new LED lighting to warehouse.
- Concrete-surfaced front yard area.
- Extensive mezzanine storage areas.

Accommodation

The property has the following gross internal floor areas:

Ground floor warehouse and ancillary:	7,117 sq ft	(661 sq m)
Mezzanine storage:	5,291 sq ft	(492 sq m)

Total: 12,408 sq ft (1,153 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

£27,500 per annum exclusive.

VAT is not currently applicable.

Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of B (42). A full copy of the certificate is available upon request.

Rates

The property is currently assessed with other properties occupied by our clients as a combined assessment and will therefore need to be reassessed.

Planning & Uses

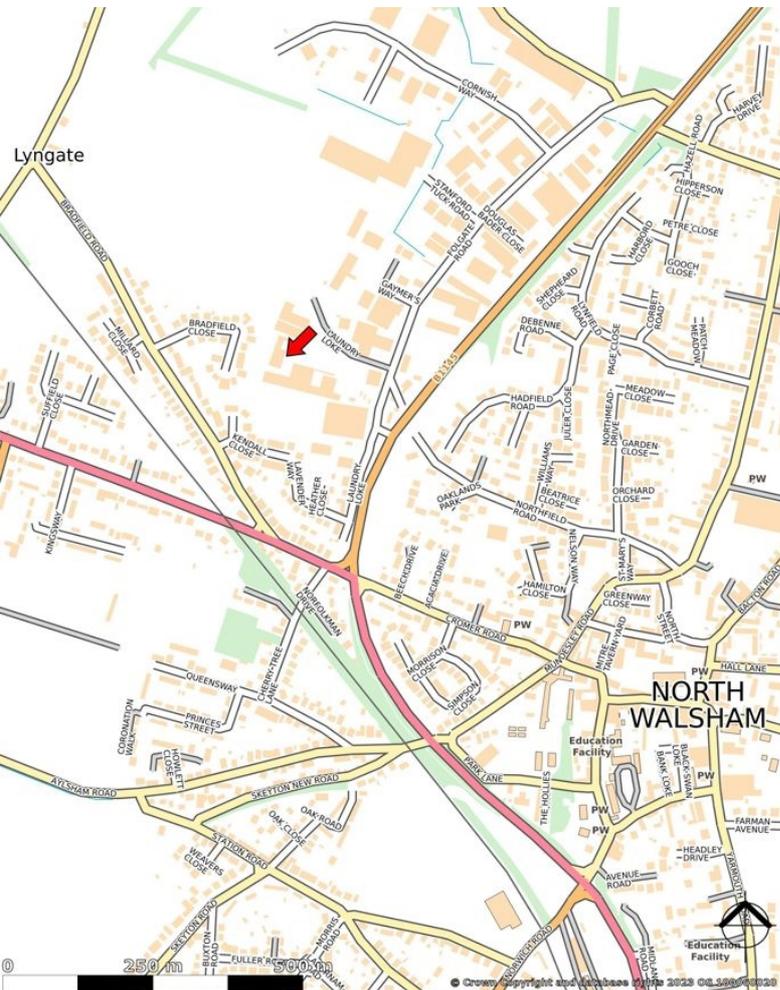
We understand the property has been previously used for both light industrial and warehouse purposes and therefore is likely to fall within planning use class E or B. We recommend interested parties make their own enquiries of the local planning authority to discuss their proposed use.

Viewings & Further Information

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Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction. Tenants may be required to provide the landlord's solicitors with an undertaking to cover potentially abortive legal costs.



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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