

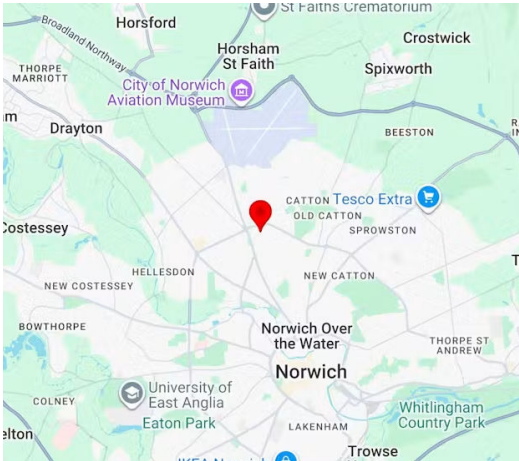


ROCHE

Mason House, 10 Mason Road, Norwich, NR6 6RR

Investment, Land, Office For Sale | £550,000 | 4,162 sq ft

Part-Let Office Investment & Adjacent Land - For Sale



Location

The property is located to the north of Norwich on Mason Road, just off the outer ring road and within the Mile Cross industrial location. Norwich city centre is approximately 2.5 miles due south, while the Northern Distributor Road is approximately 2.2 miles to the north. Notable commercial occupiers in the immediate vicinity include **Jewsons**, **Greggs**, **KFC**, **Magnet**, and **HPC Compressed Air Systems**.

Description

The property comprises a detached, two-storey purpose-built office building currently configured as self-contained ground and first floor offices. The premises represent a rare opportunity to acquire a freehold part-let office with extensive on-site parking for approximately 30 vehicles, and the option of additional compound land - [click here](#) for more information.

Key Points

- Rental income of £35,000 pax
- Approximately 30 parking spaces
- LED lighting
- Gas-fired central heating
- Ground floor accessible WC and two showers on first floor
- Adjacent 0.257 acre (0.104 hectare) storage compound available by negotiation

Accommodation

Description	sq ft	sq m
Ground Floor (Let)	2,032	188.78
First Floor (Vacant)	2,130	197.88
Total	4,162	386.66

Terms

The property is being offered for sale on a freehold basis subject to a 5-year lease of the ground floor to Mitie Limited expiring 16th May 2028. The lease is contracted out of the security of tenure provisions of the Landlord and Tenant Act 1954. Further information is available on application.

In accordance with the latest Anti Money Laundering (AML) legislation, interested parties will be required to provide proof of identity and address and source of funds to the agents prior to solicitors being instructed.

Summary

- Price: £550,000
- Business rates: The HMRC website indicates the Rateable Value from April 2026 is £29,000. This is not the Rates Payable.
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: D (98)

Further information

- [View details on our website](#)

Contact & Viewings

Sam Kingston
01603 756 333 | 07796 262 472
samk@rochecs.co.uk

Chris Watkins
01603 756336 | 07742 960315
chrisw@rochecs.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars.

