



Location

The property is located adjacent to the A1067 Norwich to Fakenham Road and within close proximity to the recently opened Northern Distributor Road. The location is Lenwade, which is popular for a number of warehousing and manufacturing businesses and offers good accessibility to both Norwich city centre and North and North/West Norfolk.

Description

The property comprises part of a large warehouse and manufacturing complex. It is constructed around a steel portal frame, offering flexibility within the property.

The property benefits from the following specifications:

- Roller shutter doors to front and rear elevations
- Concrete yards to front and rear
- Min eaves of 5.25 M
- Office and WC facilities
- Easy access to Northern Distributor Road

Accommodation

The property has a gross internal area of 18,675 sq ft (1735 sq m) and can be subdivided to provide:

- Units B & C - 8500 sq ft (790 sq m)
- Units D & E - 10,175 sq ft (945 sq m)

Tenure & Terms

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

Rent

On application

Energy Performance Certificate

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

Services

We understand mains electricity, water and drainage are connected to the property.

Rates

The property is accessed as warehouse and premises and has the below rateable value, according to the Valuation Office Agency website from April 2026.

B & C £25,250
D & E £23,250

Interested parties should make their own enquiries of Broadland District Council.

Plant & Equipment

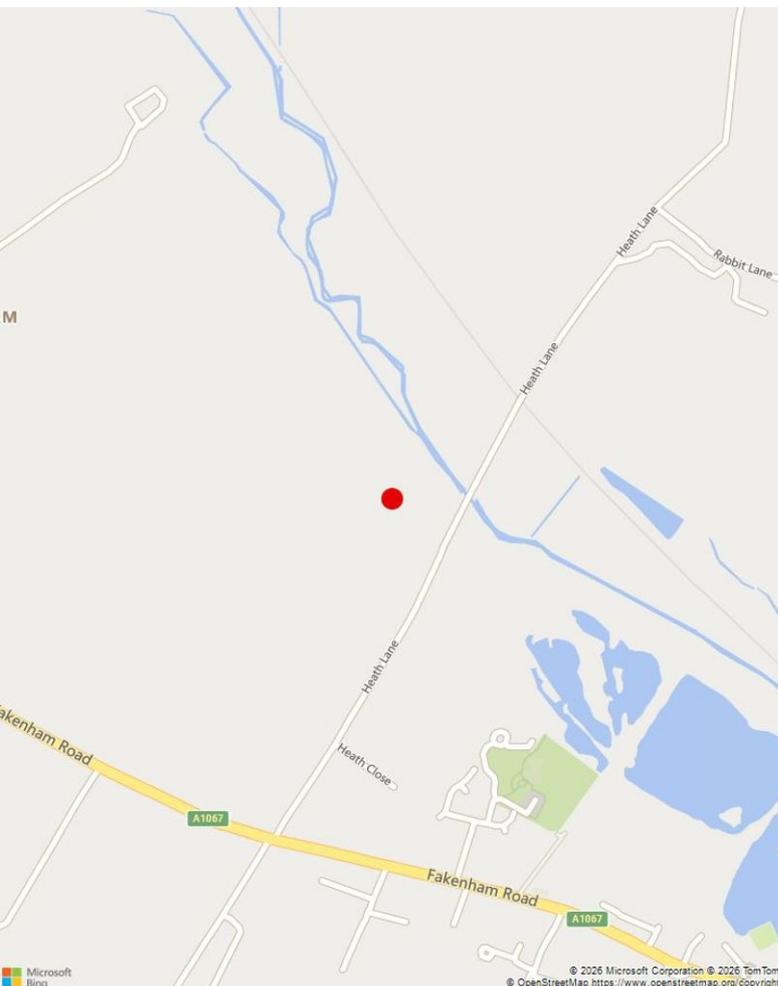
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Legal Costs

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

Viewings & Further Information

Sam Kingston
Roche Chartered Surveyors
01603 756333 / 07796 262472
samk@rochecs.co.uk



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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