



### Location

The property is in a convenient location for the Broads and North Norfolk approximately 1.25 miles from the A140 Norwich to Aylsham Road at Marsham and less than 7 miles from the NDR at Norwich Airport, a drive time of 11 minutes. The property provides a central location as a distribution hub for North Norfolk, being between North Walsham, Aylsham, Cromer, Holt and Fakenham, as well as accessible to Norwich.

### Description

The property comprises a range of connected modern warehouse buildings totalling 20,587 sq ft (1,912.58 sq m), arranged in 5 areas which are capable of separate or combined occupation, with units from 3,491 sq ft (324.3 sq m) and various size permutations possible. The specification varies slightly across the different sections and has the following features:

- Steel portal frame construction
- Full height profiled cladding to elevations
- Eaves height of over 6 m (19.7 ft)
- Insulated pitched roofs, some being lined
- Wide roller shutter loading doors
- High level lighting
- Air circulation and temperature control
- Yard and parking to front

The property has been used for potato storage but is suitable for conventional warehouse and industrial uses. The use of an office and a weighbridge are potentially available on site.

#### 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](http://www.commercialleasecode.co.uk)

### Accommodation

The approximate gross internal areas are:

	Square feet	Square metres
Unit 4	4,926	457.61
Unit 5	4,926	457.61
Unit 6	3,491	324.36
Unit 7	3,491	324.34
Unit 8	3,753	348.67
Total	20,587	1,912.58

### Services

Mains electricity and water and drainage are connected.

### Tenure & Terms

The property is offered to let on new full repairing and insuring leases with annual rents for individual units from £20,000 per annum exclusive of VAT.

### Energy Performance Certificate

In view of the previous use and nature of the building, there is currently no EPC, as it is classed as a low energy building.





#### IMPORTANT NOTICE

Roche Chartered Surveyors for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:

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.

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