

ROCHE



Available June 2026



Warehouse/Industrial Unit,  
7,194 sq ft ( 668 sq m)  
0.29 acre yard

**TO LET**

**BLOCK C, ABBEY FARM**  
**HORSHAM ST FAITHS, NORWICH,**  
**NR10 3JU**

# Location

Abbey Farm Commercial Park is in Horsham St Faith, just to the north of Norwich.

The park is located within 0.5 km of the A140 Cromer Road with the Northern Distributor route approximately one mile south.

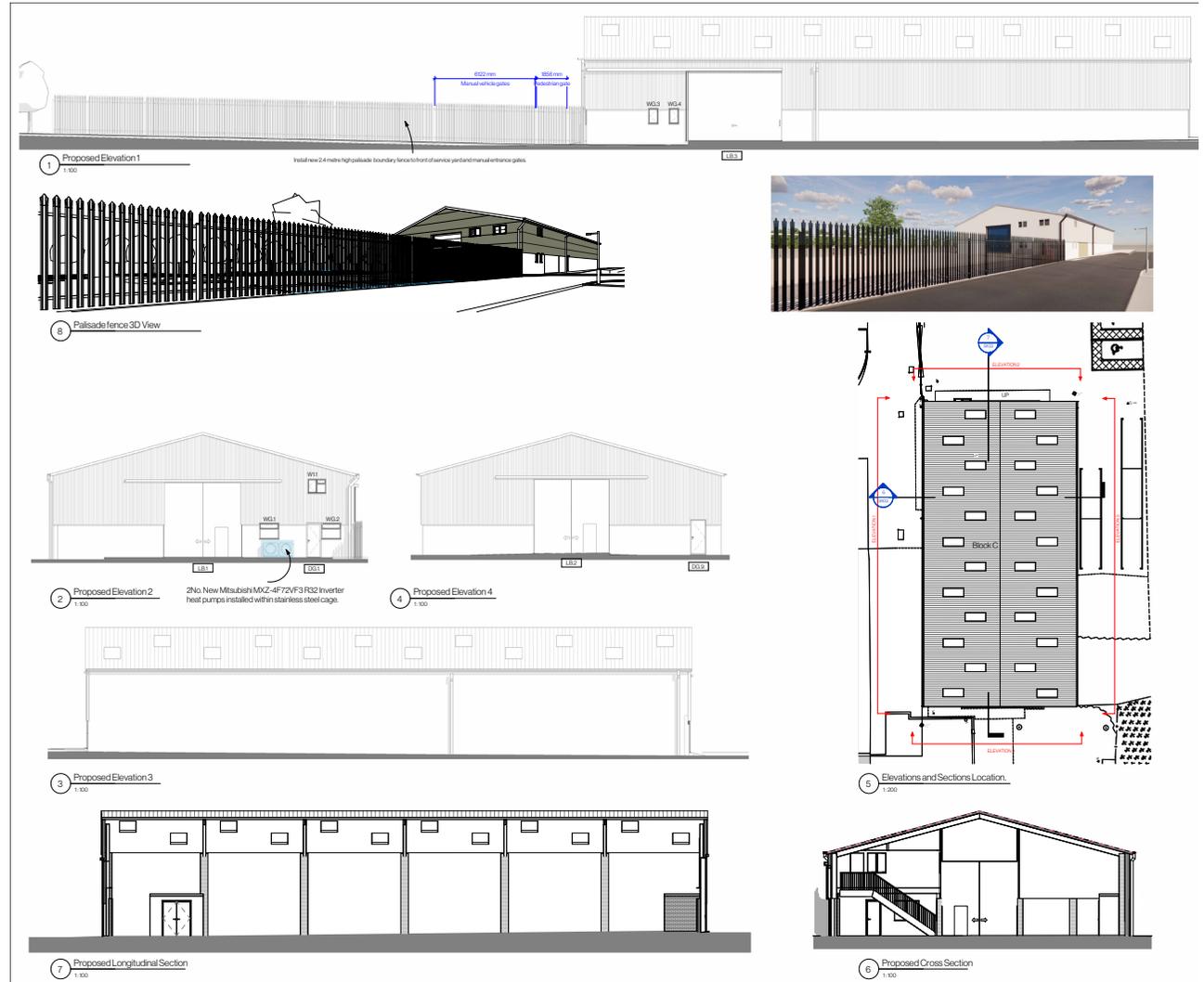
Other occupiers on the park include OASE UK, Buddi Ltd, and Seneye Ltd

# Description

The property is due to be comprehensively refurbished to include new cladding to both walls and roof.

The specification will include:

1. Self-contained secure yard with parking for 25 cars
2. EV Charging points
3. Ground and 1st floor offices
4. New roller shutter doors
5. New floor with loading of 50kN/m<sup>2</sup>
6. Eaves to 5.23m and ridge to 7.6m.



# Accommodation

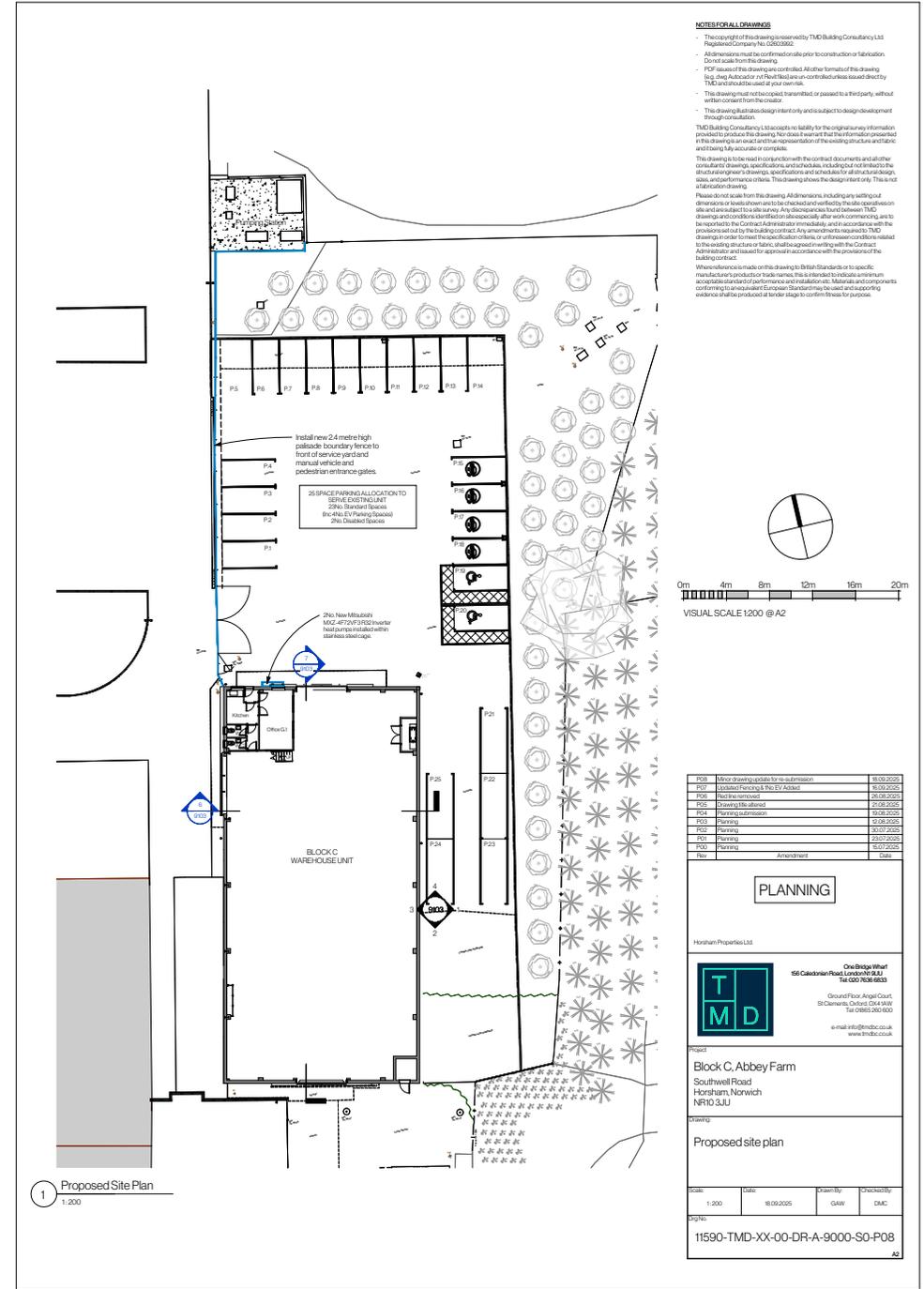
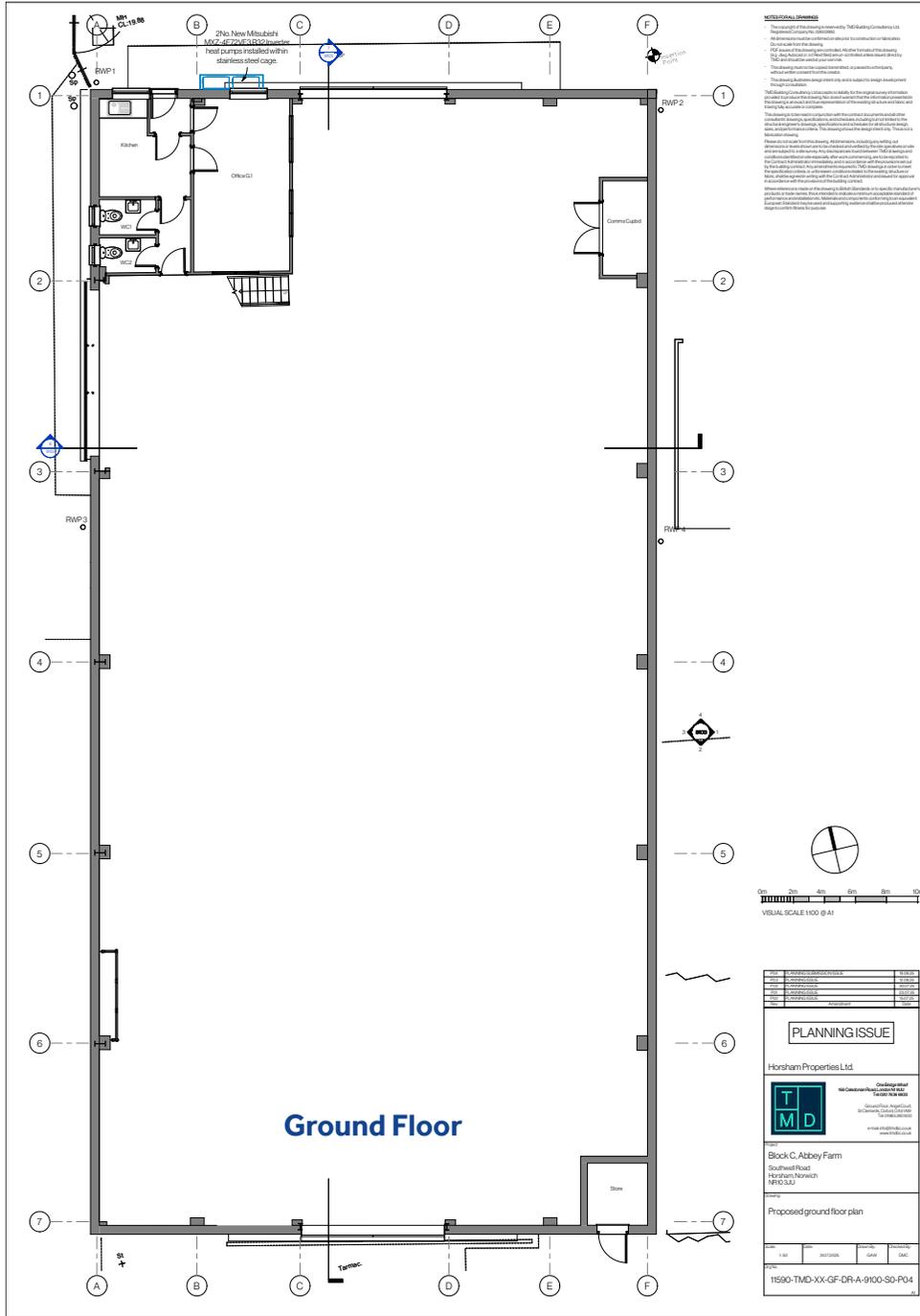
The property will have the following gross internal areas:

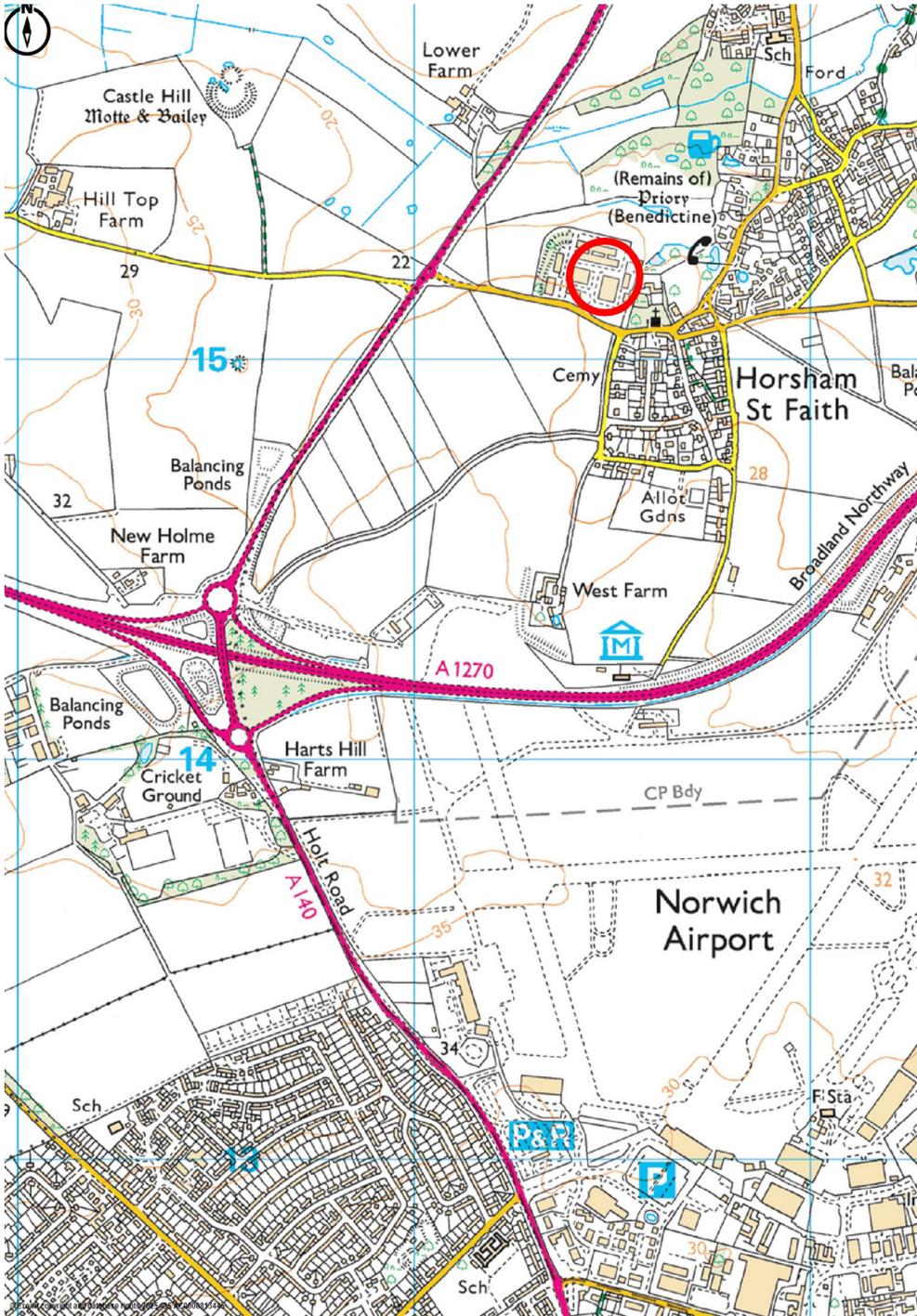
	sq ft	sq m
Ground floor	6,831 sq ft	635 sq m
1st floor offices	363 sq ft	33 sq m
<b>Total</b>	<b>7,194 sq ft</b>	<b>668 sq m</b>

# Tenure & Terms

The property will be available on a new FRI lease, for a minimum term of 5 years.

>> BLOCK C, ABBEY FARM, COMMERCIAL PARK





## Service Charge

There is an estate service charge to cover the maintenance and repair of the common areas.

Further details available on application.

## Energy Performance Certificates

A new EPC will be provided on completion of the works.

## Anti Money Laundering

In accordance with the latest Anti-Money Laundering legislation, the tenant will be required to provide proof of identity and address to the agents prior to solicitors being instructed.

## Rates

The property will need to be re-assessed post completion of the works

## Viewings & Further Information

**Sam Kingston**

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