



### Location

The subject property is located off Ranworth Road along an unmade track. Ranworth Road forms part of South Walsham which is an attractive Broadland village, which is principally residential in form but offers good accessibility to Norwich, Acle and the Broads.

### Description

The property comprises a partially finished warehouse and office facility, which the landlords will complete subject to occupiers required specification.

The property is of traditional steel portal frame construction with the following features:

- Brick insulated cladding
- Glazing to the elevations below
- Insulated plastic coated roof
- Yard and parking to the east and west of the property

### Energy Performance Certificate

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

### Accommodation

The proposal is to construct a property which has:

Office	<b>1,887 sq ft (175.3 sq m)</b>
Warehouse	<b>2,640 sq ft (245.3 sq m)</b>

The existing property is consented for warehousing and office, and the landlords can amend the design and configuration in accordance with occupiers requirements.

### Tenure & Terms

The property is available to let on a new lease, terms to be agreed. The rent will depend upon the final specification, but the property will be constructed in line with the occupiers requirements. Please note the property may also be available for sale.

### Anti Money Laundering

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

### Planning & Uses

The site has a specific planning consent at the present time, the landlords will provide consent suitable for occupiers requirements. The existing planning consent was granted in January 2019 under the planning reference: 20181628 (Broadland District Council).

### Services

The property will be connected to mains electricity, water and drainage.

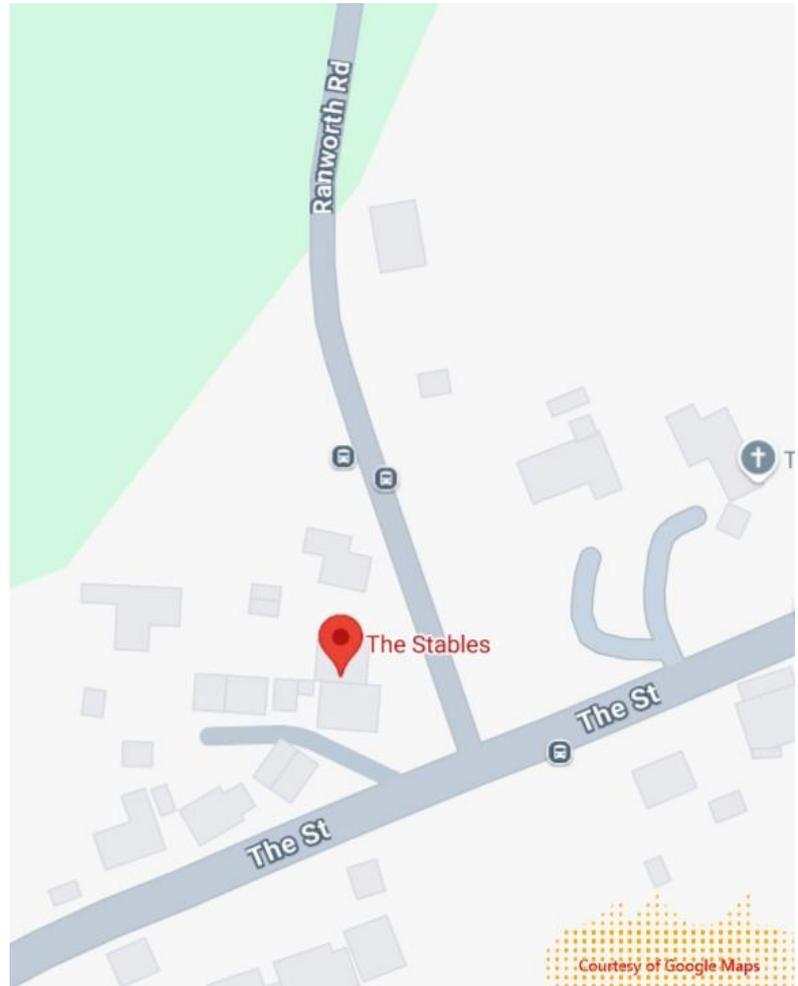
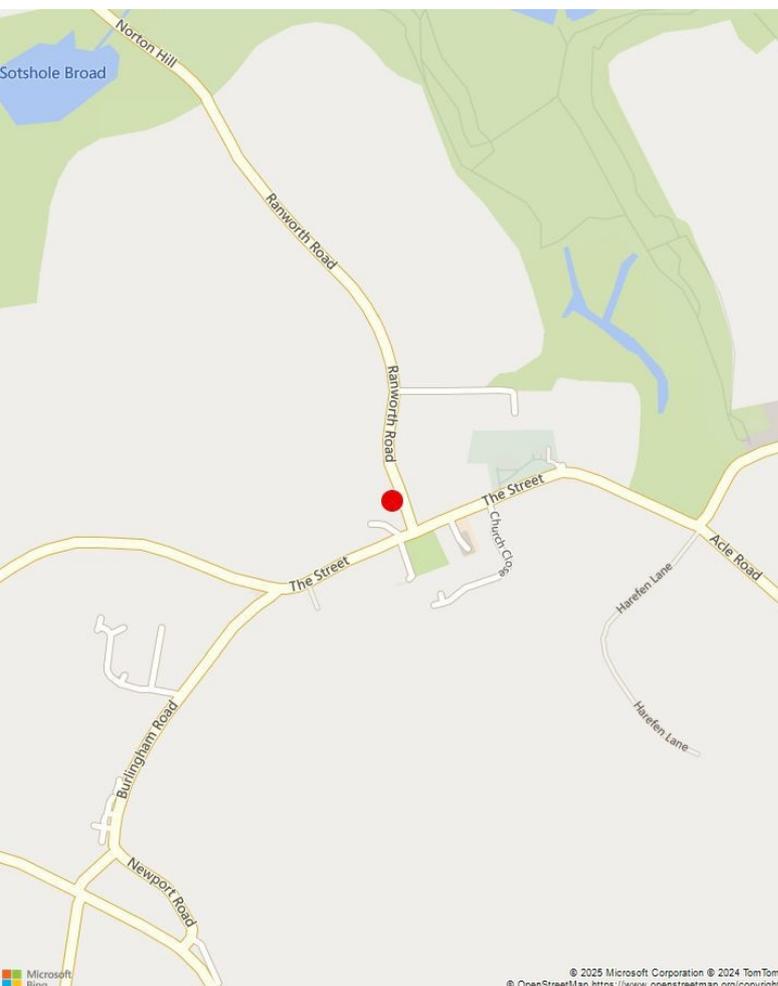
### Viewings & Further Information

**Sam Kingston**  
**Roche Chartered Surveyors**  
 01603 756333 / 07796 262472  
[samk@rochecs.co.uk](mailto:samk@rochecs.co.uk)

### Legal Costs

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

**Chris Watkins**  
**Roche Chartered Surveyors**  
 01603 753336 / 07907 449061  
[chrisw@rochecs.co.uk](mailto:chrisw@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](http://www.commercialleasecode.co.uk)



#### 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.

b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

c) No person in the employment of Roche Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property