



Preliminary Details

Two New Units to be Constructed

2,250 to 4,500 sq ft
(209 to 418 sq m)

- Secure yards with each unit
- Accessible location SW of Wymondham
- Easy access to the A11
- Completion scheduled for the end of 2025

**NEW UNITS, SUTON FARM, WYMONDHAM,
NR18 9SL
TO LET**

Location

The property is situated 14 miles to the south-west of Norwich on the west side of London Road (B1172). The A11 is just over 1 mile to the southwest, accessed via the London Road.

The development is in close proximity to the Wymondham Business Centre and southwest of Wymondham Business Park.

The A11 provides easy access to the A47 Norwich southern by-pass 8 miles to the north, and to Thetford, Cambridge and the M11 to the south.

Description

The development will provide two brand new, dark green steel profile cladded, adjoining light warehouse units with their own secure yards.

Each unit will have a single loading roller door, two personnel entrances and an enclosed kitchen and WC unit.

The warehouses will have rooflights and an eaves height of circa 4.18m.

Accommodation

The following approximate gross internal floor areas will be provided:

	Sq Ft	Sq M	Yard (Acre/Sq M)
Unit 1 (East)	2,250	209.03	0.23 / 950
Unit 2 (West)	2,250	209.03	0.19 / 780
Total	4,500	418.06	0.42 / 1,730

Completion is scheduled for December 2025.

Planning

Full planning permission was granted on 27 February 2024, for the development of a building with B8 Storage & Distribution use.

Terms

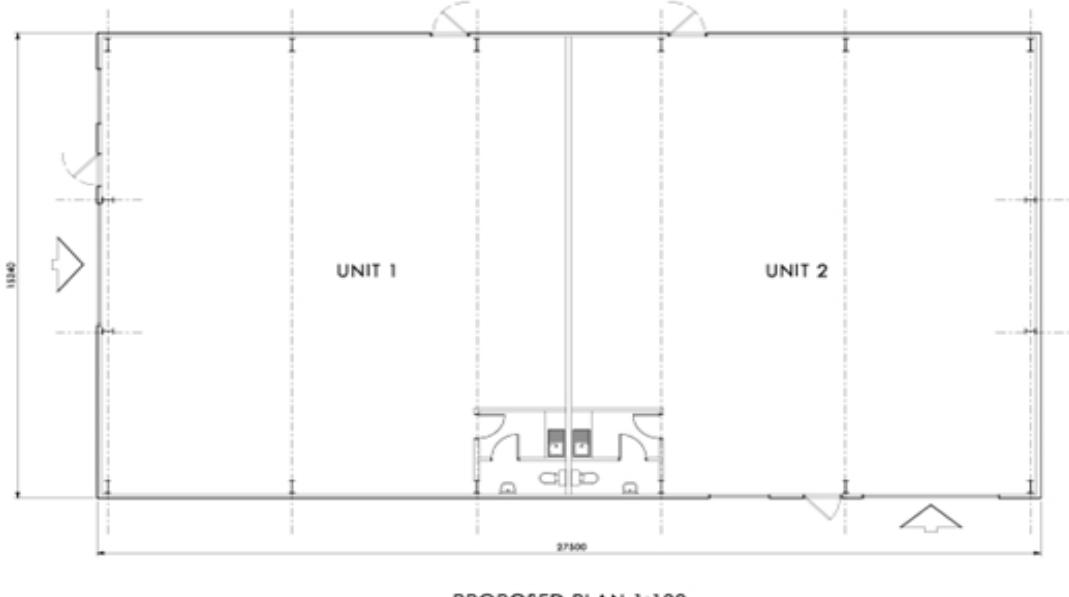
Each unit will be available on a new full repairing and insuring lease for a term to be agreed. Rent upon application.

Enquiries

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07887 830 124
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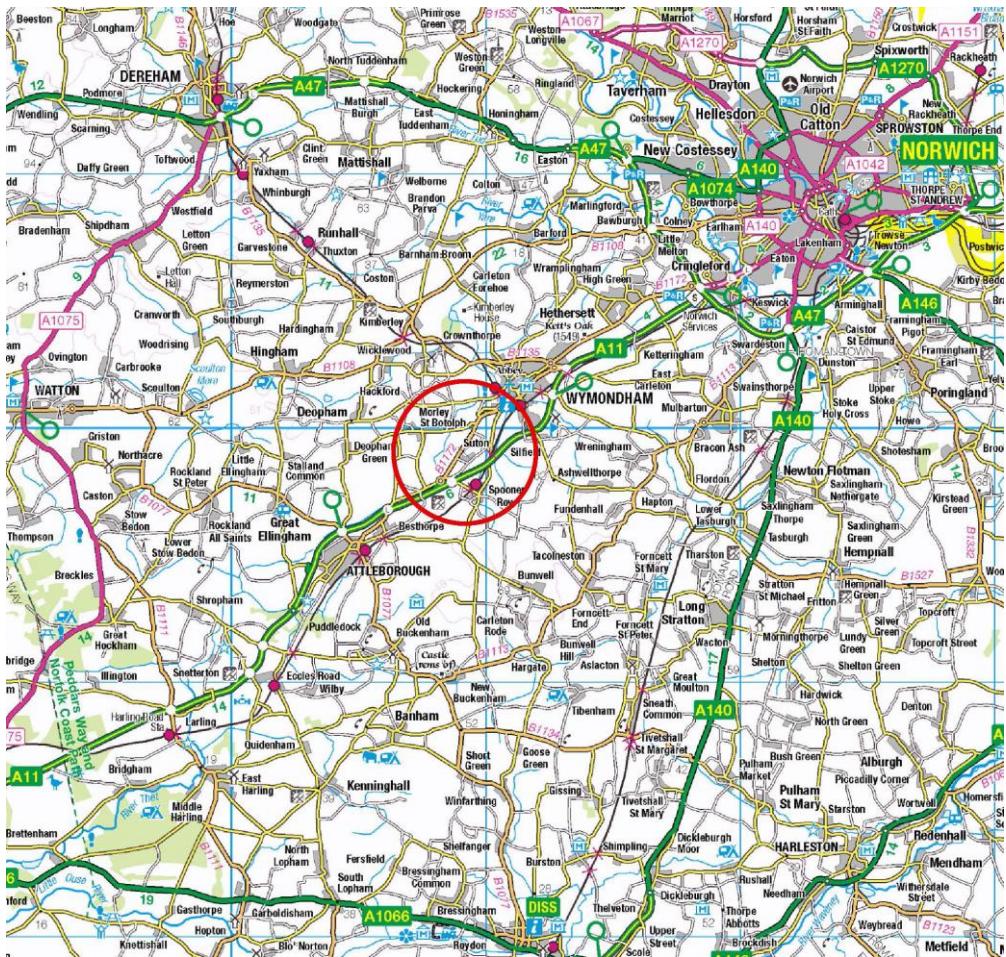
Will Jones
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November 2025

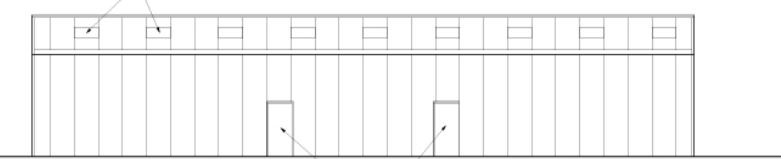




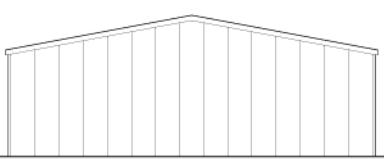
BIDWELLS



Clear roof panels

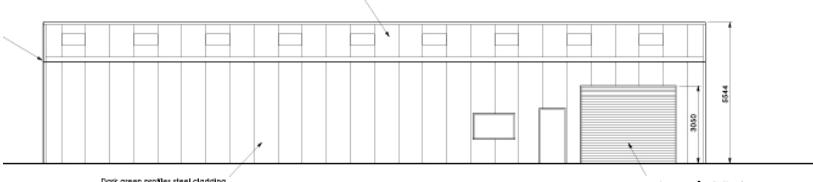


SOUTH-EAST PROPOSED ELEVATION 1:100 @A1

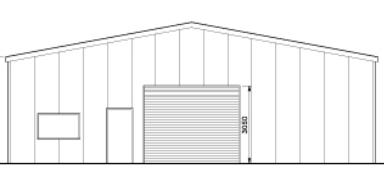


SOUTH-WEST PROPOSED ELEVATION 1:100@A1

Dark green profiles steel cladding



NORTH-WEST PROPOSED ELEVATION 1:100 @A1



NORTH-EAST PROPOSED ELEVATION 1:100@A1

