

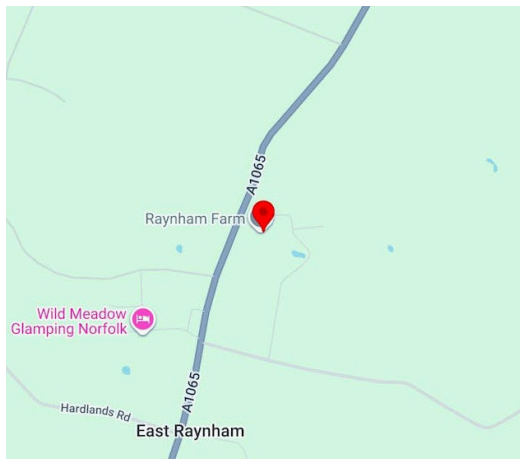


ROCHE

Swaffham Road, East Raynham, Fakenham, NR21 7EE

Leisure, Office, Retail To Let | Rent on application | 999 to 4,976 sq ft

Versatile commercial space (stp)



Location

The property is located on Hall Farm which forms part of the Raynham Estate in East Raynham, situated prominently off the busy A1065 connecting Swaffham and Fakenham. East Raynham is strategically well-located being approximately 30 miles from Norwich and 20 miles from King's Lynn and benefitting from very good road connectivity to the main A47 trunk road to the south and the A148 and A149 roads to the north, serving the very popular north Norfolk catchment. The market town of Fakenham is just 3 miles away.

Description

The property comprises a newly created complex of versatile buildings (North Barn and the West Barn), with potential for a variety of commercial uses (stp) including offices, clinic, retail and storage. The estate is accessed from the main road via a newly created entrance road and dedicated yard and parking area.

The North Barn is a newly constructed brick and clay tile building, finished internally with plastered walls and ceilings, carpets, LED lighting, WC and kitchen facilities. The space is best suited to office, retail or clinic uses (stp).

The West Barn, is an original basic barn building at the front of the site, facing the access road, therefore offering a highly prominent space for a number of uses (stp).

Key Points

- Newly created space
- Excellent location on main road, close to Fakenham
- On-site car parking

Accommodation

Name	sq ft	sq m	Availability
Unit - Unit 1 North Barn (East)	1,096	101.82	Available
Unit - Unit 2 North Barn (West)	999	92.81	Available
Unit - West Barn	2,881	267.65	Available
Total	4,976	462.28	

Viewings

Strictly by appointment through the sole agents.

Summary

- Rent: Rent on application
- Business rates: To be assessed.
- VAT: Applicable
- Legal fees: Each party to bear their own costs

Further information

- [View details on our website](#)

Contact & Viewings

Graham Jones
01603 756338 | 07496 164609
grahamj@rochecs.co.uk

Chris Watkins
01603 756336 | 07742 960315
chrisw@rochecs.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars.



