

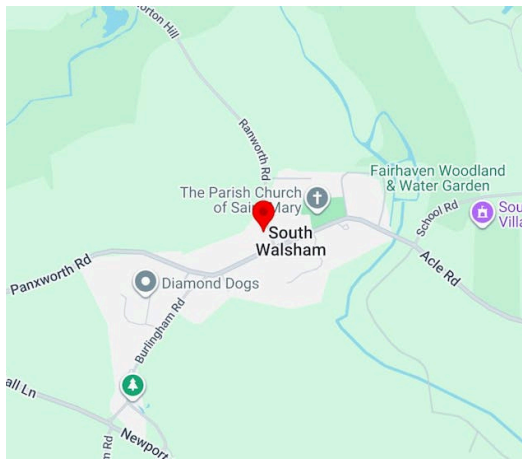


ROCHE

Ranworth Road, South Walsham, Norwich, NR13 6DH

Office, Warehouse To Let / For Sale | 4,527 sq ft

Flexible office/warehouse building in attractive surroundings - to let / may sell



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 that is principally residential in form but offers good accessibility to Norwich, Acle and the Norfolk Broads.

Description

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

Key Points

- Part-brick elevations
- Glazing to the elevations below
- Insulated plastic-coated roof
- Yard and parking to the east and west of the property

Accommodation

Description	sq ft	sq m
Office	1,887	175.31
Warehouse	2,640	245.26

Planning

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).

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.

Terms

The property is available to let on a new lease, with terms to be agreed. The rent will depend upon the final specification, but the property will be constructed in line with the occupiers requirements. The property will be connected to mains electricity, water and drainage.

Summary

- Business rates: The property will need to be assessed on completion of the works.
- Legal fees: Each party to bear their own costs

Further information

- [View details on our website](#)

Contact & Viewings

Sam Kingston
 01603 756 333 | 07796 262 472
 samk@rochechs.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.



