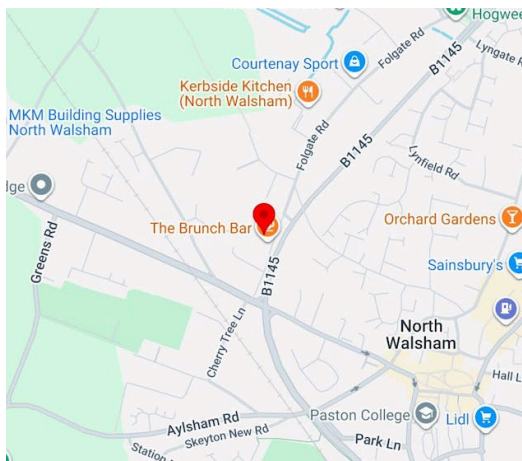




**ROCHE**

Laundry Loke, North Walsham, NR28 0BD  
Industrial / Warehouse For Sale | £575,000 | 11,516 sq ft

Detached unit with yard



## Location

North Walsham is a busy north Norfolk market town, located approximately 15 miles north of Norwich and 7.5 miles south of Cromer and the north Norfolk coast. The town has a resident population of circa 13,000. The property is situated in North Walsham's principal industrial estate, close to the junction of Laundry Loke and the B1145. Occupiers of note in the vicinity include Coda Plastics, Breedon, PSS, Chell Instruments, Weener Plastics and Drury Transport.

## Description

The property comprises a modern industrial/warehouse building.

## Key Points

- Steel portal frame construction with one main bay and two side bays
- Full height profiled cladding to elevations, mainly lined internally
- Profiled cladding pitched roofs with roof lights, lined and insulated
- Roller shutter loading doors to each bay
- Overhead cranes to main bay warehouse and sprayshop
- High level lighting to workshop/warehouse
- Two storey integral office and toilets
- Extensive yard and parking to front and side - site of approx 0.85 ac

## Terms

The freehold interest is offered for sale at a price of £575,000 plus VAT. Alternatively, a letting may be considered on terms to be agreed.

## Anti Money Laundering Checks

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 solicitors being instructed.



## Summary

- Price: £575,000
- Business rates: The Valuation Office Agency website indicates that the 2026 Rateable Value is £47,000.
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: E (108)

## Further information

- [View details on our website](#)

## Contact & Viewings

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