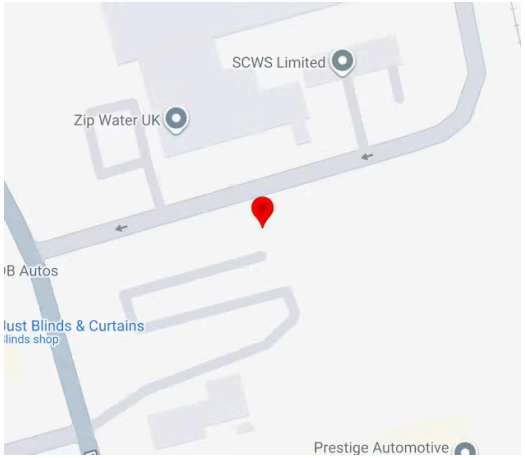


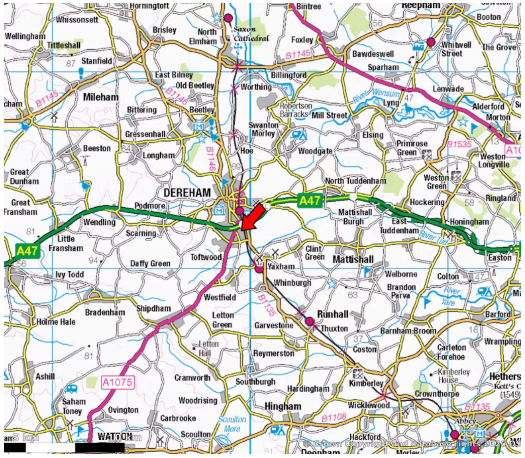
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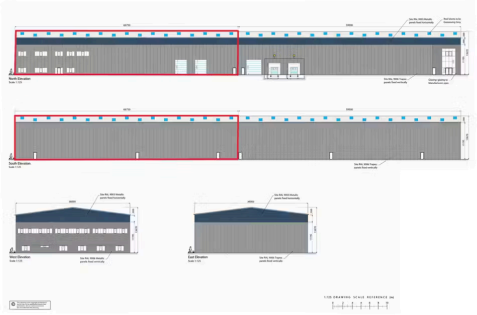
Unit 2 Trafalgar Business Park, Rash's Green, Dereham, NR19 1TP

Warehouse To Let | Rent on application | 27,168 sq ft

New high-bay warehouse close to A47







Location

Dereham is a thriving market town beneítting from a strategic location in the centre of Norfolk on the A47 trunk road, approximately 19 miles west of Norwich and 28 miles east of King's Lynn. The town has a growing population of around 20,000 and a district population of 128,500. The property is located in the heart of the Rash's Green Industrial Estate, an estalished industrial and warehousing area to the south of Dereham town centre and close to the junction with the A47. The estate includes a strong mix of occupiers and modern buildings.

Description

The property comprises a new (under construction), semi-detached, high-bay warehouse. When finished, the accommodation will include a large open-plan warehouse area with front surface level loading doors, ancillary offices arranged over ground and first floors and a generously-sized surfaced and secure yard/forecourt area.

Key Points

- Rare new-build warehouse opportunity
- Excellent central county location and connectivity to main road network
- Minimum eaves height of c.10 metres
- Two-storey offices and secure yard area

Accommodation

Name	sq ft	sq m
Ground - Warehouse	23,164	2,152.01
Ground - Offices and ancillary	2,002	185.99
1st - Offices	2,002	185.99
Total	**27,168**	**2,523.99**

Viewings

For more information and to arrange viewings please contact the joint agents.

Terms

The property is available to let on a new full repairing and insuring lease for a minimum term of 5 years. The landlord is willing to enter into early discussions with interested parties regarding final finishes prior to completion of of the construction works.

Summary

- Rent: Rent on application
- VAT: Applicable
- Lease: New Lease

Further information

- View details on our website

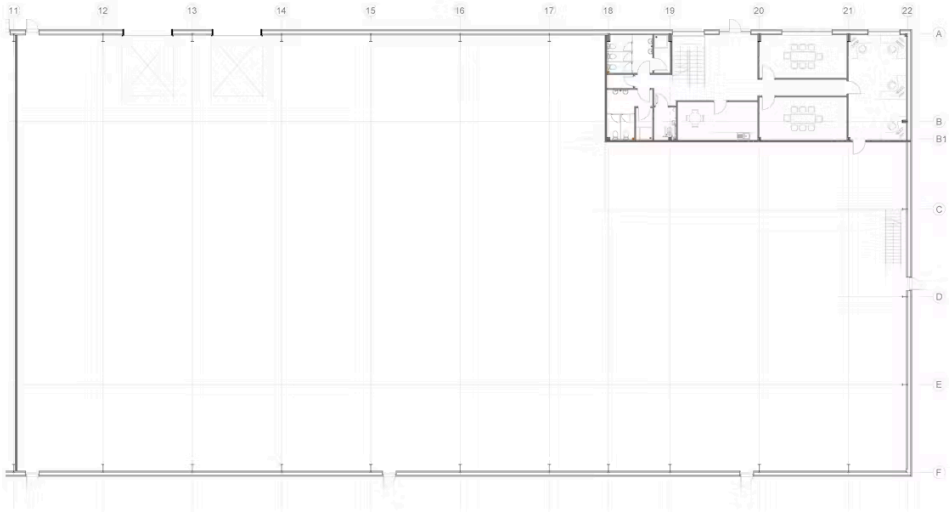
Contact & Viewings

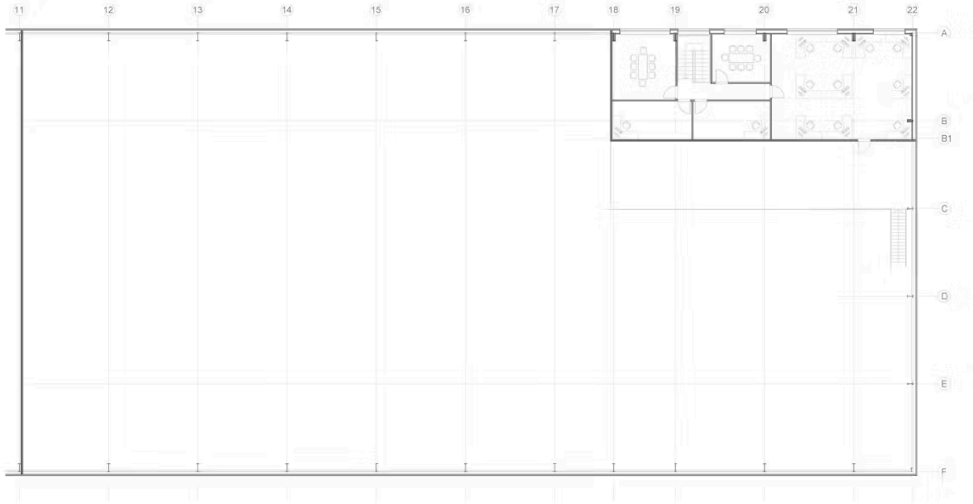
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