



Former ATS Centre

Unit 2A Tower Meadow, off Station Street, Swaffham, PE37 7LT

Rare Freehold Industrial Unit For Sale with Vacant Possession

3,971 sq ft
(368.92 sq m)

- 1 mile form Swaffham town centre
- Vacant Possession
- Large forecourt
- 0.29 Acre Site Area
- OIEO £250,000 excl, VAT invited on an unconditional basis

Summary

Available Size	3,971 sq ft
Price	Offers in excess of £250,000
Rates Payable	£11,880 per annum Current 2026/2027 Rates List
Rateable Value	£24,750
EPC Rating	Upon enquiry

Description

The property comprises a modern double-unit warehouse of steel frame construction beneath a pitched corrugated roof incorporating translucent roof lights.

The accommodation includes 2 workshop bays, additional mezzanine storage, a kitchenette and staff and customer WC facilities. The warehouse benefits from an eaves height of approximately 4.0m, 2 roller shutter access doors and a steel frame mezzanine within one of the units.

Externally, the property provides 6 designated parking spaces together with a substantial forecourt for and additional yard space to the side of the unit.

Location

The property is situated in a small industrial area just to the east of the A1065 Castle Acre Road less than a mile north of the town centre and 30 miles west of Norwich.

The neighbouring buildings are a mix of commercial occupiers. There is residential estate on the adjacent street.

Accommodation

The accommodation comprises the following areas and a mezzanine of 961 sq ft.

Name	sq ft	sq m
Ground - Warehouse	3,801	353.12
Ground - Staff/WC	170	15.79
Total	3,971	368.91

Terms

Offers in excess of £250,000 exclusive of VAT are invited for the freehold interest with vacant possession.

Legal Costs

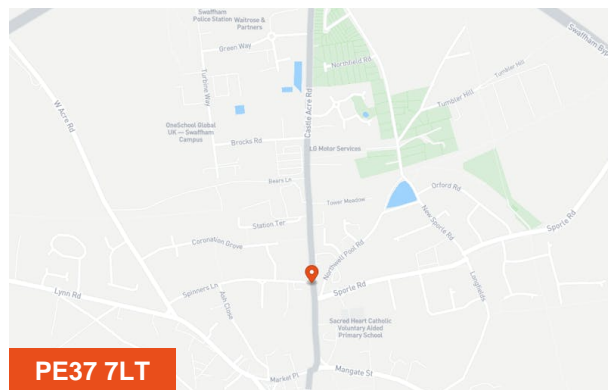
Each party to bear their own legal costs incurred in the transaction.

Tenure

The property is available freehold with vacant possession.

Anti Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser will be required to provide and satisfy the Vendor and their agents on the source of the funds used to acquire the property in advance of an exchange.



Viewing & Further Information

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