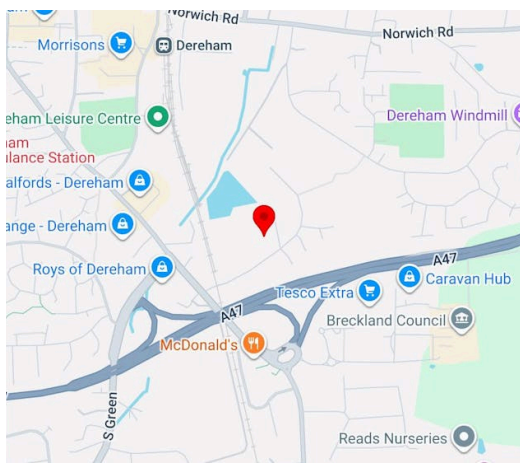




**ROCHE**

Greens Road, Dereham, NR20 3TG  
Industrial / Warehouse To Let | £60,000 per annum | 7,226 sq ft  
TO BE REFURBISHED - Prominent Trade Counter Unit with Yard



## Location

Dereham is a thriving market town benefitting 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 Greens Road Industrial Estate - Dereham's prime industrial and trading estate with occupiers of note including Jewson, Travis Perkins, Graham, MKM, G&J Peck (JCB), Bewers, Wolseley and Howdens.

## Description

The property comprises a prominent trade-counter/industrial unit with a good mix of warehouse, showroom/trade counter, office and ancillary accommodation on a good-sized site with secure yard area. The property is currently being refurbished ready for occupation Aug/Sep 2026.

## Key Points

- Prime trading estate location
- Detached, self-contained unit
- Secure site with gated front and rear entrances
- Relatively large yard area
- Max eaves of 4.5m rising to 8.1m at the ridge

## Accommodation

Name	sq ft	sq m
Ground - Warehouse and ancillary	5,851	543.58
Mezzanine - Storage	1,375	127.74
<b>Total</b>	<b>7,226</b>	<b>671.32</b>

## Terms

The property is available to let on a new full repairing and insuring lease for a minimum term of 5 years.

## Summary

- Rent: £60,000 per annum
- Business rates: The HMRC website indicates that as from April 2026 the Rateable Value is £36,250.
- Service charge: n/a
- Lease: New Lease

## Further information

- [View details on our website](#)

## Contact & Viewings

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