



Units T28 A-M

Snetterton, NR16 2JU



BROWN & CO

Units T28 A-M

Brand new commercial units available FOR SALE

6m to eaves

Electric vehicle access door

UPVC personnel door and glazing

Ability to combine

Fibre to the premises providing superfast internet access



PROPERTY OVERVIEW

Location: Units T28 A-M, Snetterton Business Park, Snetterton, Norfolk, NR16 2JU

Property Type: Brand-new terraced business units (usage classes B2 & B8)

Availability: Available for sale ready for occupation Q1 2025

Specifications:

- Fitted out to shell and core
- 6m to eaves
- Electric vehicle access door – 4.5m H x 3.3m W
- UPVC personnel door and glazing
- Ability to combine
- Fibre to the premises superfast internet access

DESIGN AND FEATURES

Construction: Steel portal frame design with horizontal and vertical cladding in anthracite with silver flashings, and gutters

Eaves Height: 6m

Doors: Vehicle access doors (4.5m H x 3.3m W) and separate personnel doors

Parking: Each unit includes allocated parking spaces

SERVICES

Sewerage to shared treatment plant

Fibre to the premises

Service Charge: payable for access road and communal areas

23kva 3 phase electric connection for 743 sq. ft. units

40kva 3 phase electric connection for larger units

Metered water connection

TERMS

Offered for sale freehold with vacant possession. VAT is applicable

ACCOMMODATION

Unit Sizes

Units A, B, E, F, G, H – 743 sq. ft. each

Unit C&D – 1,486 sq. ft.

Units I, J, K, L – 1,905 sq. ft. each

Unit M – 5,715 sq. ft.

Overall Area: 19,279 sq. ft.

NEARBY OCCUPIERS



HITACHI

Reliable solutions

Equipmake



SHARP

Units A, B, E, F, G, H

Each providing 743 sq. ft.

£133,740 each + VAT

Unit C&D

Providing 1,486 sq. ft.

£267,480 + VAT

Units I, J, K, L

Each providing 1,905 sq. ft.

£304,800 each + VAT

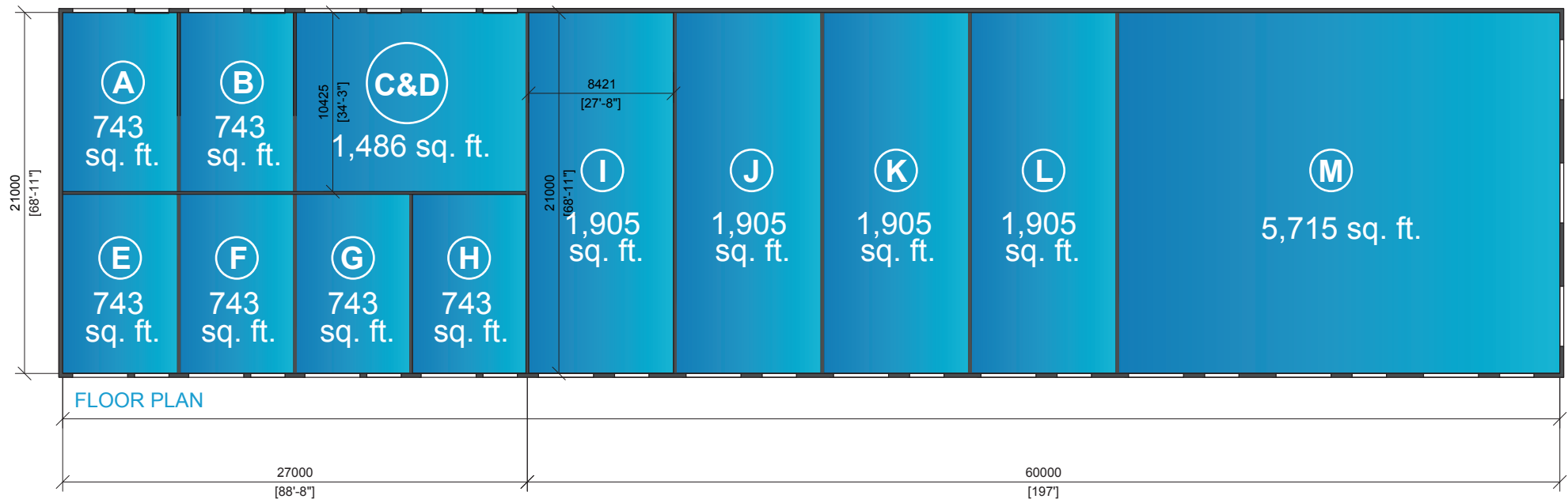
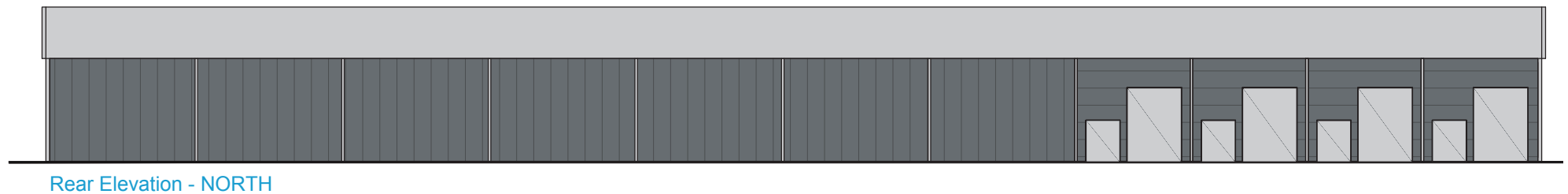
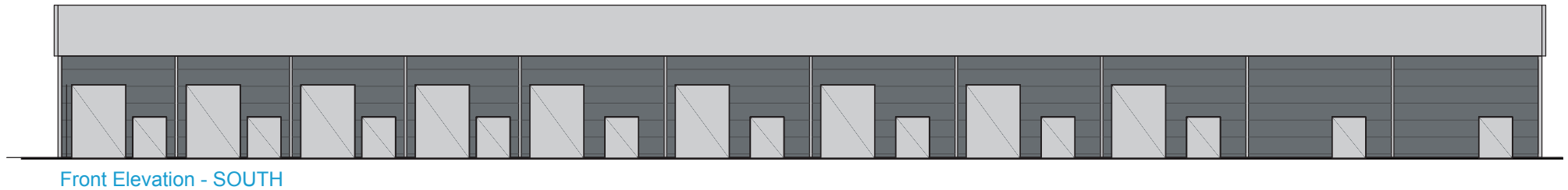
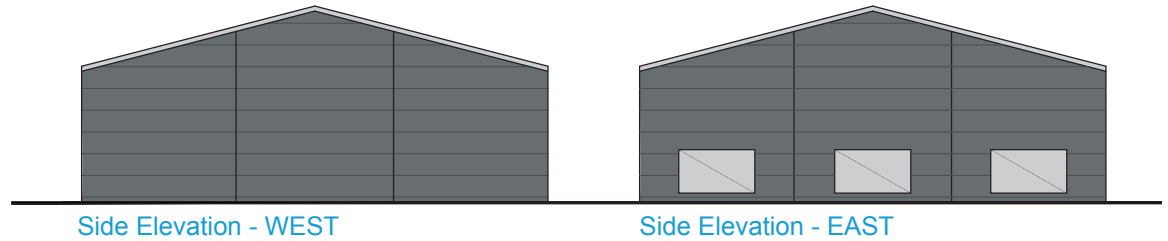
Unit M

Providing 5,715 sq. ft.

£914,400 + VAT

Units T28 A-M

Elevations & Floor Plan





T28

T29

Snetterton
Business Park

Snetterton

Thetford

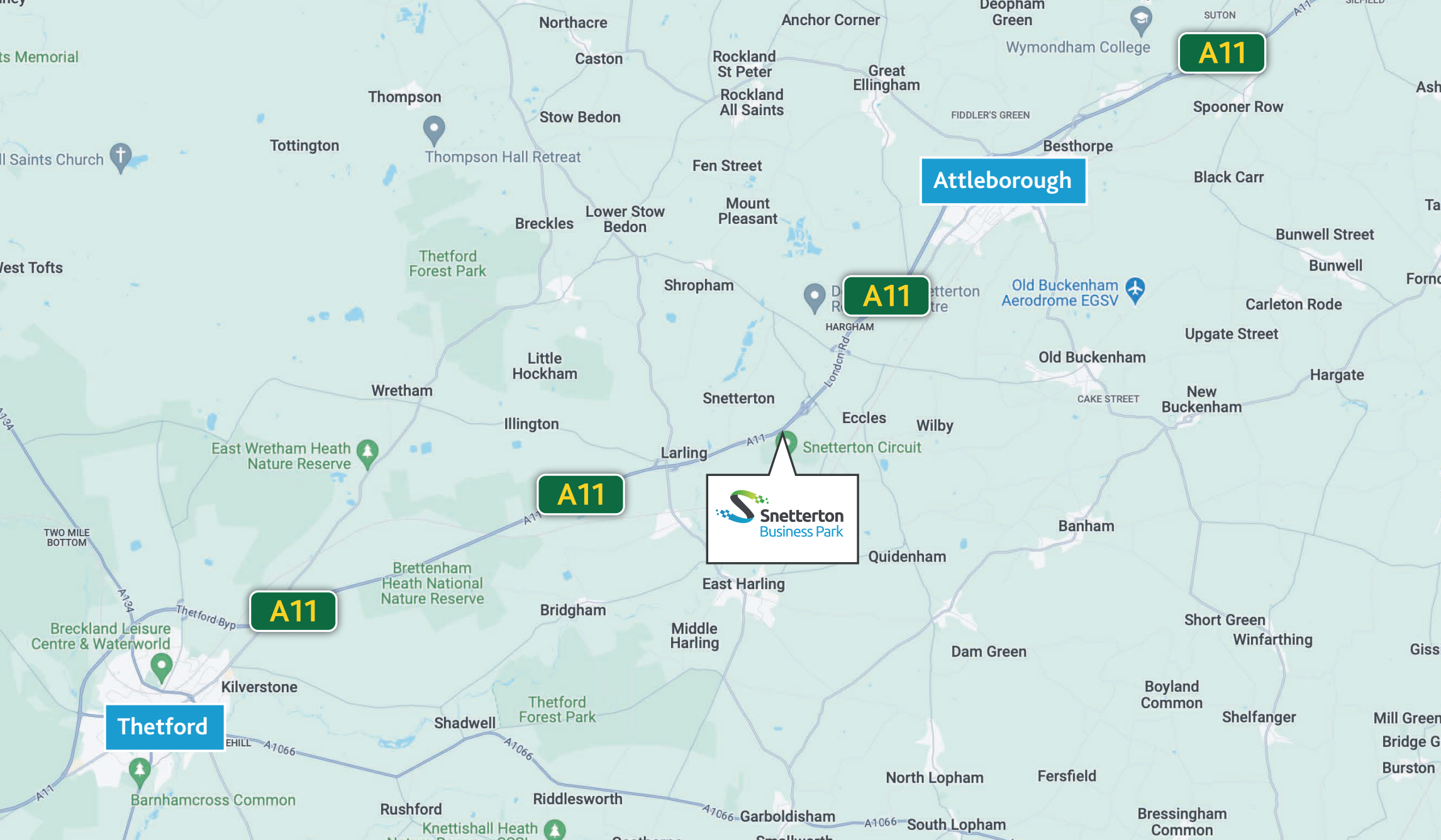
A11

Norwich

T1-7

UNITS
1-7

McDonald's
Esso
ASDA
GREGGS
SUBWAY
Starbucks



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