



**FOR SALE**

**ESTABLISHED BUSINESS  
LOCATION WITHIN THE A11  
TECH CORRIDOR**

## SELF-CONTAINED SITE WITH POTENTIAL FOR EXPANSION

## FREEHOLD

## INDUSTRIAL BUILDING WITH OFFICES

## 5.8M MINIMUM EAVES

**SECURE GATED SITE**

Attleborough is approximately 15 miles southwest of Norwich and 16 miles north east of Thetford, on the A11 trunk road between Norwich and Cambridge. The Gaymers Industrial Estate is situated approximately half a mile to the south of the town centre.

The property is situated at the rear of the estate which contains a number of similar large industrial buildings with occupiers as well as a number of smaller starter units.



51 Maurice Gaymer Road, Attleborough, Norfolk NR17 2QZ

Description

The property comprises a modern purpose-built industrial building with a two-storey office module to the front. The remainder of the site provides parking or circulation areas.

The property is of steel portal frame construction with a concrete floor, cavity brick and block walls to the lower part of the office elevations, insulated profile sheet cladding above, and to the remainder of the elevations to a minimum eaves height of approximately 5.8m, under a pitched roof with similar profile steel sheet cladding.

Internally, the offices have laminate flooring with carpet to the meeting room, the walls are plastered and painted with suspended ceilings, which incorporate cat II lighting. On the ground floor, a mess room, a canteen/kitchen and male and female cloakroom facility. There are further offices, meeting rooms and WC facilities on the first floor.

The forecourt and yard areas are laid with concrete and provide parking at the western end of the site.

Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice and calculate the following approximate gross internal floor areas:

Description	m²	SqFt
Warehouse	497.76	5,358
offices/WCs/amenity	107.8	1,160
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<b>Total GIA</b>	<b>713.36</b>	<b>7,679</b>
Site area	0.23Ha	0.57acres

Terms

The freehold interest in the property is available for sale at **£795,000 exclusive**.

Business Rates

The property has been entered onto the Valuation Office Agency website as the following:

Description: Workshop and Premises

Rateable Value: £40,250

Rates Payable 2025/2026: £24,109.75

Legal Costs

Each party to bear their own costs

VAT

Our client reserves the right to charge VAT in line with current legislation.

EPC

The property has an EPC rating of: **C**

Viewing and further information

Strictly by appointment with the sole agents:

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