



**Industrial Premises with Development Potential (stp)**

15,457 SqFt (1,436m<sup>2</sup>) on 3.45 acres (1.4 hectares)

Industrial /  
Development

Freehold For Sale

RARE OPPORTUNITY TO  
ACQUIRE EXTENSIVE  
INDUSTRIAL PREMISES

COMPRISING TWO UNITS  
TOTTALLING 15,457 SQ FT GIA

AYLSHAM 1 MILE TO  
NORTH, BROADLAND  
NORTHWAY 6.5 MILES SOUTH

DEVELOPMENT POTENTIAL  
(STP)

TOTAL SITE AREA 3.45  
ACRES (1.4 HECTARES)

FREEHOLD

**53 Fengate, Marham, Aylsham, Norwich,  
NR10 5PT**

The property is located in the village of Marham, just 1 mile south of Aylsham and 6.8 miles north of Broadland Northway (NDR) and, with close proximity to the A140. This provides excellent transport links to Norwich and the wider north Norfolk area.

Aylsham offers a range of local amenities, including a public houses, bars and restaurants and a range of services on the nearby industrial estate.

The property itself is positioned at the end of Fengate, a short distance from the A140.



Note: Arnolds Keys for themselves and for the vendors or lessees of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Arnolds has any authority to make or give any representation or warranty whatever in relation to this property.





Description

The property comprises an extensive site totalling 3.45 acres (1.4ha) upon which two industrial units have been erected.

The first, on the left as you enter, is a steel-framed building with blockwork walls, constructed in 2007. It has been extended to the rear and side. Internally, the space is predominantly open and includes a small canteen, WC, and mezzanine storage. Access is provided via a roller shutter door and front and side personnel doors. The building is set within a concrete hard standing yard.

The second unit, at the rear of the site, is a steel frame brick construction with a profile steel roof. The rear section is used for workshop and storage purposes, while the front accommodates offices, a kitchen, and WCs, with a mezzanine level above. Externally, there is a concrete forecourt and two side roller shutter doors for access.

To the north of the industrial site lies a paddock with approximately 1.8 acres of grassland.

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            | Sq Ft        |
|------------------------|---------------|--------------|
| Workshop 1             | 541.74        | 5,831        |
| Mezzanine              | 50.51         | 544          |
| Rear/side extension    | 147.72        | 1,590        |
| <b>Total GIA</b>       | <b>739.97</b> | <b>7,965</b> |
|                        |               |              |
| Workshop 2 and Offices | 533.39        | 5,741        |
| Mezzanine              | 162.70        | 1,751        |
| <b>Total GIA</b>       | <b>696.09</b> | <b>7,492</b> |
|                        |               |              |
| Site Area              | 3.45ac        | 1.4ha        |

Planning

The industrial premises have been used for many years for light steel engineering and fabrication. The paddock is not allocated for development. Interested parties should make their own enquires.

An overage provision will be included to cover any future development of the paddock.

Services

Mains water, electricity (three phase) and private sewage are connected.

Terms

The freehold interest in the property, with vacant possession, is available for sale at **£800,000**, subject to contract and exclusive of VAT.

Business Rates

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

Description: Factory and Premises  
Rateable Value: £23,250  
Rates Payable 2025/2026: £11,601.75

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 units have an EPC rating of: D

Viewing and further information

Strictly by appointment with the sole agents:

Arnolds Keys 01603 216825

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SUBJECT TO CONTRACT - HRD/njr/120

