



Location

North Walsham is a busy north Norfolk market town, located approximately 15 miles north of Norwich and 7.5 miles south of Cromer and the north Norfolk coast. The town has a resident population of circa 13,000.

The property is situated in North Walsham's principal industrial estate, close to the junction of Laundry Loke and the B1145. Occupiers of note in the vicinity include **Coda Plastics**, **Breedon**, **PSS**, **Chell Instruments**, **Weener Plastics** and **Drury Transport**.

Description

The property comprises a modern industrial/warehouse building and has the following specification and features:

- Steel portal frame construction with one main bay and two side bays
- Full height profiled cladding to elevations, mainly lined internally
- Profiled cladding pitched roofs with roof lights, lined and insulated
- Roller shutter loading doors to each bay
- Overhead cranes to main bay warehouse and sprayshop
- High level lighting to workshop/warehouse
- Two storey integral office and toilets
- Extensive yard and parking to front and side - site of approx 0.85 ac

Accommodation

The property has the following approximate gross internal areas:

Ground Floor:

Main bay	7,566 sq ft	(702.9 sq m)
Side bay	1,352 sq ft	(125.6 sq m)
Paint shop	2,096 sq ft	(194.7 sq m)
Compressor room	101 sq ft	(9.4 sq m)

First Floor:

First floor offices	401 sq ft	(37.3 sq m)
TOTAL:	12,408 sq ft	(1,153 sq m)

Tenure & Terms

The freehold interest is offered for sale at a price of **£750,000 plus VAT**. Alternatively, a letting may be considered on terms to be agreed. The property is let until June 2026 with a mutual break clause in December 2025, subject to 3 months' notice. Further detail details on request.

Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of E (108). A full copy of the certificate is available upon request.

SUBJECT TO CONTRACT

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website www.commercialleasecode.co.uk

Rates

Listed as "Workshop and premises", the Valuation Office Agency website indicates that the Rateable Value is £41,500. This is not the annual rates payable.

The rates payable can be obtained from www.gov.uk/correct-your-business-rates which includes a rates payable calculator.

Planning & Uses

We understand the property has been previously used for both industrial and warehouse purposes and therefore its use is likely to fall within planning Use Classes E and/or B. We recommend interested parties make their own inquiries of the planning authority, North Norfolk District Council, to discuss proposed uses.

Viewings & Further Information

James Allen
Roche Chartered Surveyors
01603 756332 / 07778 297298
jamesa@rochechs.co.uk

Plant & Equipment

Mains electricity, water and drainage are understood to be connected.

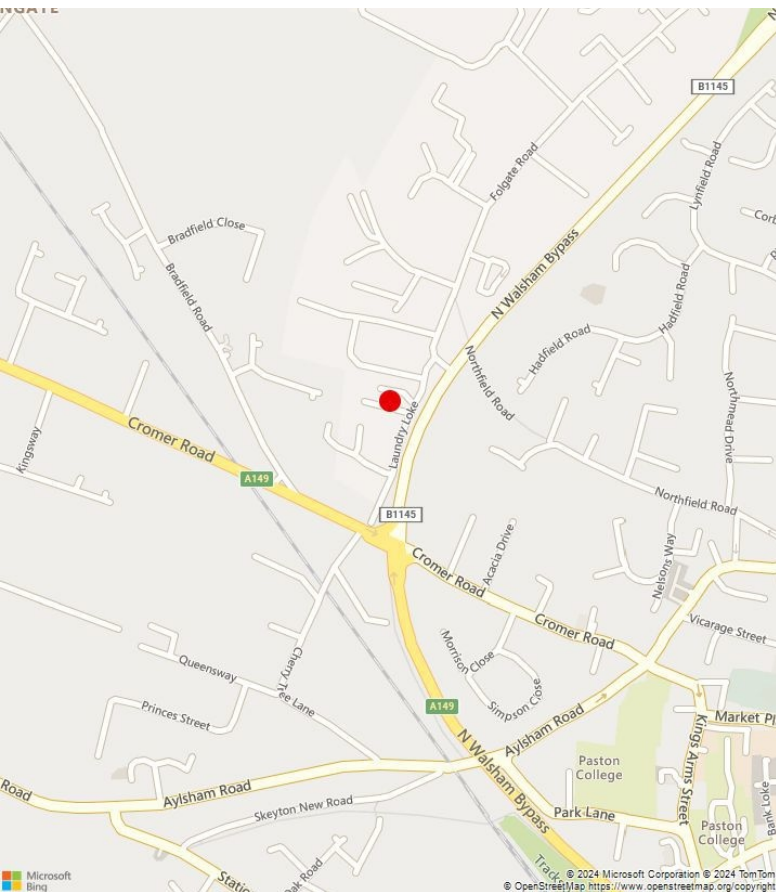
Anti Money Laundering Checks

In accordance with the latest Anti Money Laundering Legislation, the purchaser will be required to provide proof of identity and address to the selling agents prior to solicitors being instructed.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Graham Jones
Roche Chartered Surveyors
01603 756338 / 07496 164609
grahamj@rochechs.co.uk



SUBJECT TO CONTRACT

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website www.commercialleasecode.co.uk



IMPORTANT NOTICE

Roche Chartered Surveyors for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:

- The particulars are set out as a general outline only for the guidance of intending purchasers or tenants and do not constitute, nor constitute a part of, an offer or a contract.
- All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants 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.
- No person in the employment of Roche Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property