Beeston | PE32 2NQ
Dereham Road

ROCHE

WAREHOUSE PREMISES WITH SUBSTANTIAL SELF-CONTAINED YARD TO LET

14,300 sq ft (1,329 sq m)

- Secure self-contained yard
- Convenient location between Dereham and King's Lynn off the A47
- Available with adjacent premises
- Suitable for warehousing or manufacturing

Industrial

01603 619876
www.rochesurveyors.co.uk

Beeston | PE32 2NQ
Dereham Road

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Location

The property is located off Dereham Road, Beeston. Beeston is located approximately 2 miles north of the A47 where at the junction, Dereham is 7 miles to the east and Swaffham is 8 miles to the west. The building forms part of the Payne Business Park, where there are a number of established businesses.

The location is one which offers good accessibility to the A47.

Description

The property is a self-contained warehouse with secure concrete yard of approximately 1 acre and self-contained office/canteen facility.

The property is a standard portal framed warehouse with profile steel cladding to roof and walls and benefiting from the following specification:

- Minimum eaves to 3.3 metres
- Secure yard and loading facility
- Clear open plan accommodation

The premises are available either individually or with the adjacent larger warehouse which extends to 22,368 sq ft.

Accommodation

The property has the following approximate gross internal areas:

	sq ft	sq m
Warehouse	13,500	1,254.2
Canteen/Office	800	74.3
Total	**14,300**	**1,328.5**

Energy Performance Certificate (EPC)

The property has an EPC rating of (TBC). A full copy of the certificate is available upon request.

Rates

The property is presently assessed as part of a larger hereditament and will need to be rerated.

We recommend that interested parties make their own enquiries of Breckland Council (01362 6566870) to verify the current rates payable.

VAT

The Landlord reserves the right to charge VAT on the rent or price.

Terms

The property is available to let on a new lease for a term to be agreed. The rent will depend upon lease length but will be in the region of £42,000 per annum.

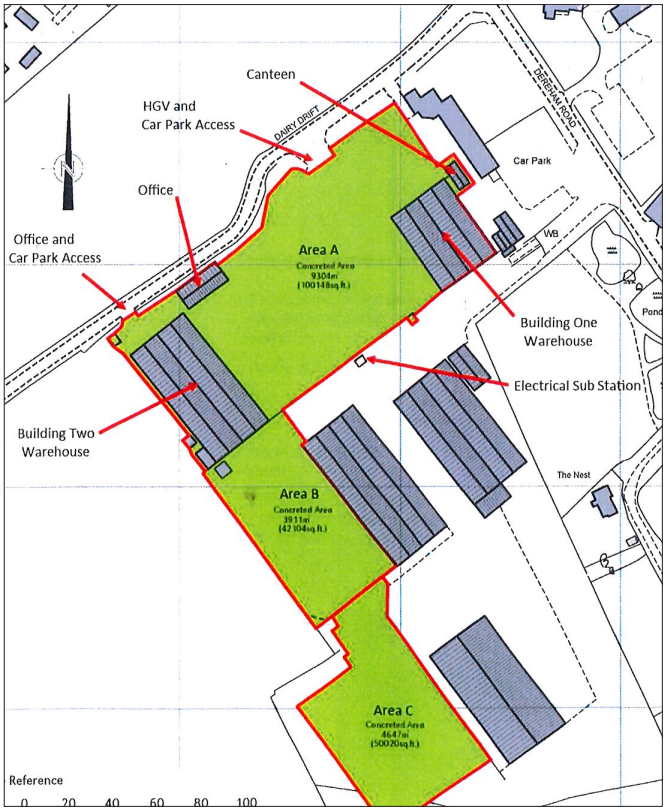
Legal Costs

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

Viewing

Strictly by appointment through the sole letting agents:

Roche:
Contact: Sam Kingston
Tel: 01603 756333
Email: sam.kingston@rochesurveyors.co.uk



SUBJECT TO CONTRACT

You should be aware that the Code for Leasing Business Premises in England and Wales 2007 strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code can be found at www.leasingbusinesspremises.co.uk.

IMPORTANT NOTICE
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