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Modern Purpose Built Warehouse

297.74 SqM (3,205SqFt)

DRAFT

Industrial

For Sale/May Let

**MODERN PREMISES WITH
YARD AREA**

ESTABLISHED LOCATION

**CLOSE TO THE A11 NORWICH
TO CAMBRIDGE TRUNK
ROAD**

**Units 6-8, Cloverfields Industrial Estate, Lopham
Road, East Harling, Norfolk NR16 2LT**

East Harling is a small market town, situated approximately ten miles north east of Thetford and eight miles south of Attleborough.

The property is situated on the Cloverfields Industrial Estate situated in East Harling just off Lopham Road, which is a short distance from the main A11 Norwich to Cambridge trunk road.

Description

The property comprises a modern purpose built warehouse with three roller shutter doors and further benefits of a secure yard area, concrete forecourt.

Internally the property has been fitted out to provide a food processing and storage unit on the ground floor, with office accommodation and mezzanine storage area on the first floor.

Accommodation

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

Description	M ²	Sq Ft
Ground Floor	188.60	2030
First Floor Office / Facilities	84.90	914
Mezzanine	24.29	261
Total GIA	297.79	3,205

Terms

The property is available freehold at an asking price of **£185,000 exclusive**.

Alternatively, the property may be available on a new full repairing and insuring lease at a rent and term to be agreed.

Business Rates

The property has been entered onto the Valuation Office Agency website as the following:Description: Workshop and Premises

Rateable Value: £10,000

Rates Payable 2018/2019: £4,800

Legal Costs

The ingoing tenant will be responsible for both parties' reasonably incurred legal fees.

VAT

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

EPC

The property has an EPC rating of: E

Viewing and further information

Strictly by appointment with the sole agent:

Mark Mayhew or Jordan Bailey

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SUBJECT TO CONTRACT - MRM/hcc/24760/120

