

North Walsham | NR28 0FE
5 Cornish Way

ROCHE



MODERN TIMBER STORAGE WAREHOUSE FREEHOLD FOR SALE

10,660 sq ft (990 sq m)

- Modern steel frame building, designed for timber storage
- Capable of conversion to fully enclosed warehouse / factory
- Extensive concreted and fenced forecourt / yard
- Established industrial estate location

Industrial

01603 619876
www.rochesurveyors.co.uk

5 Cornish Way

Location

North Walsham is a busy north Norfolk market town, approximately 15 miles to the north of Norwich. The property is located on North Walsham Industrial Estate which lies immediately adjacent to the bypass (B1145).

Description

The property comprises a detached warehouse building which has been designed for timber storage. It has slatted timber sections to the side and front elevations but is capable of being adapted to create a conventional warehouse or industrial unit. It has the following specification:

- Clear span steel portal frame construction
- Power floated concrete floor
- Full height insulated composite cladding to rear elevation
- Slatted timber with insulated cladding above to side elevations
- Pitched roof covered with profile cladding with roof lights
- Eaves height of approximately 4.8 metres (15.9 feet)
- Extensive concreted forecourt to front of building with palisade fence and gates
- Portacabin office with kitchen and toilet

Accommodation

The property has the following approximate gross internal areas:

	sq ft	sq m
Warehouse	10,266	953.7
Porta cabin office	394	36.6
Total	10,660	990.3

Services

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

Energy Performance Certificate (EPC)

In view of the construction of the property and the absence of heating to the warehouse, there is no Energy Performance Certificate.

Tenure/Terms

Offers in the region of **£300,000**, exclusive of VAT, are invited for the freehold interest with vacant possession.



VAT

The Vendor reserves the right to charge VAT on the sale.

Rates

The Valuation Office Agency website indicates that the 2017 Rateable Value is **£27,250**. This is not the annual rates payable.

The rates payable will depend on the occupier's circumstances and can be obtained from North Norfolk District Council (Business Rates: 01263 516110), or via www.gov.uk/correct-your-business-rates which includes a rates payable calculator.

Legal Costs

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

Viewing

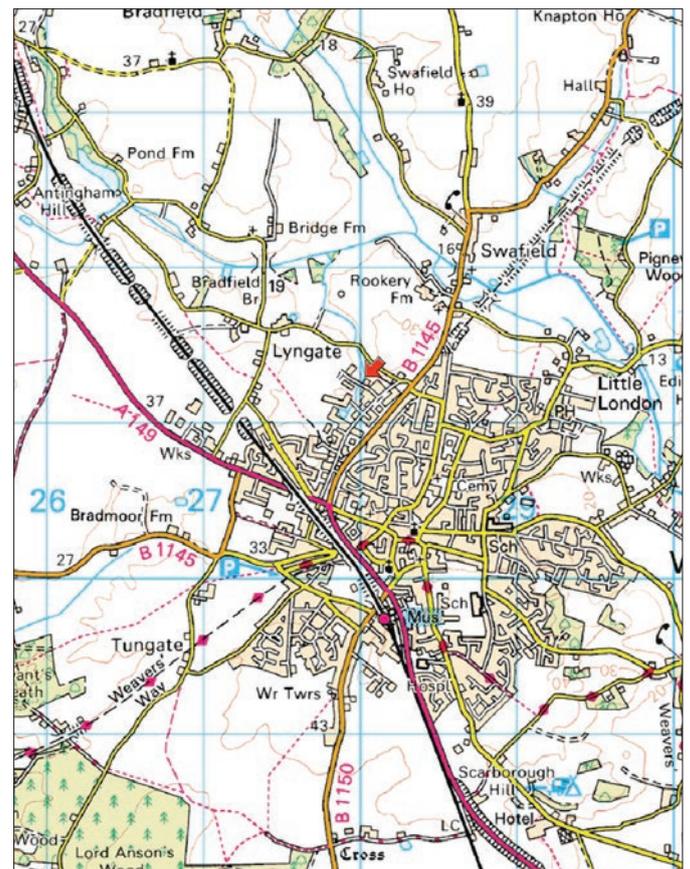
Strictly by appointment through the sole selling agents:

Roche:

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IMPORTANT NOTICE

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