



E & SJ Walpole

G&J Peck

Green's Road



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*****REDUCED RENT*****



Open storage site
0.76 Acres (0.308 Hectares)

Industrial

To Let

**SECURE CONCRETED
COMPOUND**

**SUITABLE FOR A VARIETY OF
OPEN STORAGE USES**

**ACCESS FROM POPULAR
INDUSTRIAL ESTATE**

Greens Road, Dereham, Norfolk NR20 3TG

Dereham is located in the acknowledged geographical centre of Norfolk adjacent to the A47 truck road linking Kings Lynn and Great Yarmouth.

The subject property is situated on the Greens Road Industrial Estate a popular trading estate close to the town centre and the A47 which is home to E & S J Walpole, D & JCB Dealers, Norfolk Farm Machinery, Jewson, MKN Builders Merchants and a number of other commercial users.



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2 Prince of Wales Road, Norwich NR1 1LB

Description

Dereham is a market town located approximately 17 miles West of Norwich and benefits from a convenient location just off the A47. Dereham is a desirable location and widely acknowledged as being the geographical centre of the county, with access to the ever improving A47 trunk road.

The subject property occupies an area of 0.76 acres (.308 hectares) of concreted and secure fenced yard.

The site is laid to heavy duty concrete and has palisade entrance gates directly from Greens Road. The site is suitable for a variety of uses.

Accommodation

The subject property occupies an area of 0.76 acres (.308 hectares) of concreted and secure fenced yard.

Please note: There is an additional parcel of land nearby, which is not hard standing, available of around 3 acres.

Terms

The premises are available to let on a new lease for a term to be agreed at an **initial rent of £15,200 exclusive.**

Business Rates

To be assessed.

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 does not require an EPC.

Viewing and further information

Strictly by appointment with the sole agents:

Arnolds Keys 01603 620551

Mark Mayhew or Guy Gowing

Mark.mayhew@arnoldskeys.com

Guy.gowing@arnoldskeys.com

SUBJECT TO CONTRACT - GG/hico/122/24219

