



## Open Storage Land

2.89 acres (1.169 Ha) & 0.19 acres (0.077 Ha)

**Industrial**

**To Let**

**EXTENSIVE CONCRETE HARD  
STANDING**

**SECURE SITES**

**ADJACENT TO JEWSON  
BUILDERS MERCHANTS AND  
TRAVIS PERKINS**

**OPPOSITE NORTH NORFOLK  
DISTRICT COUNCIL OFFICES**

**Land at Stonehill Way, Cromer, Norfolk NR27 9ZA**

The subject property is situated south west of Cromer town centre. Cromer is an attractive and thriving seaside town situated approximately 23 miles north of Norwich. It is a large employment base for the North Norfolk area and is home to a number of trade counter operators including Howdens Joinery, Jewson Builders Merchants, Travis Perkins Builders Merchants, Topps Tiles, Screwfix, Jonas Seafoods and the East Anglian Ambulance Service.

Additionally, the site has panoramic views over the town of Cromer and out to sea to the north.

Note: Arnolds for themselves and for the vendors or lessees of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessees 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 (iii) no person in the employment of Arnolds has any authority to make or give any representation or warranty whatever in relation to this property.

**Description**

The subject property comprises two sites suitable for open storage.

Site 1 has an extensive concreted hard standing area of 2.89 acres (1.169 hectares) which is accessible at the end of Stonehill Way through secure double gates. Situated on the site are two welfare buildings, being of brick or brick and block construction offering WCs and canteen facilities. Either could be upgraded to provide office accommodation.

Site 2 (770 m<sup>2</sup>/0.19 acres) is a smaller site to the right hand side of Stonehill Way and is ideal for car parking or lightweight external storage. The footings are in for a temporary office building which occupiers could reinstate if required.

**Accommodation**

The site comprises the following areas:

Site	Acres	Hectares
Site 1	2.89	1.169
Site 2	0.19	0.077

**Services**

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

**Terms**

The premises are available to let at a rent of:

- Site 1: **£72,500 pa**
- Site 2: **£5,000 pa**

This will be for a new lease, for a term to be agreed and rents are quoted exclusive of Business Rates.

**Business Rates**

To be assessed.

**Legal Costs**

Each party to bear their own legal costs in the transaction.

**VAT**

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

**Viewing and further information**

Strictly by appointment with the sole agents:  
**Arnolds Keys Commercial 01603 216825**

Guy Gowing  
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or

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