



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 m²/0.19 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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SUBJECT TO CONTRACT – GWBG/jf/26376/120

