

RASHES GREEN INDUSTRIAL ESTATE, DEREHAM, NORFOLK

**HIGH BAY DETACHED
WAREHOUSE FACILITY**

**3,892 square metres
(41,895 square feet)**

FREEHOLD FOR SALE



**PLEASE CONTACT SOLE AGENTS VICTOR KTORI OR WILL LAWTHOR
FOR FURTHER DETAILS OR TO ARRANGE A VIEWING**

Tel: 020 7486 9597

60 Gloucester Place, London, W1U 8HN Fax: 020 722 42 208 Email: info@evanspayne.com

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RASHES GREEN INDUSTRIAL ESTATE, DEREHAM, NORFOLK

Location: The property is prominently located on the Rashes Green Industrial Estate adjacent to the main A47 Peterborough to Great Yarmouth trunk road at Dereham in the heart of Norfolk approximately mid-way between Norwich and Kings Lynn.

Description: A high bay detached warehouse with purpose built single storey office block. There are loading doors both to the front and side and a large secure storage compound to the side and rear, plus separate car parking area for the offices.

The offices comprise both open plan and cellular arrangements together with male and female cloakroom and kitchen facility.

Accommodation: All areas are approximate and have been calculated in accordance with the RICS Code of Measuring Practice as follows:

Warehouse	Gross	3,544 sq m	38,150 sq ft
Offices	Net	<u>348 sq m</u>	<u>3,745 sq ft</u>
	TOTAL	3,892 sq m	41,895 sq ft

Total Site Area: 2.6 acres 1.05 hectares

Amenities:

- 6.65 metre eaves height
- 5.5 metre loading doors
- Self contained site
- Purpose built offices
- Separate car parking
- Substantial yard area
- Development potential (subject to Planning)

Terms: Offers in the region of £1,300,000 (excluding VAT) invited for the benefit of the Freehold interest with vacant possession

Viewing: Strictly by appointment through Sole Agents Evans & Payne
Contact Victor Ktori or Will Lawther