



Prime Open Storage / HGV Parking
 Approx. 10,000 to 40,000 Sq Ft (0.23 acres to 1 acre)

Industrial Land

To Let

Greens Road, Dereham, Norfolk NR20 3TG

FULLY CONCRETED
 SURFACE WITH BUILT-IN
 DRAINAGE SYSTEM

GATED SECURE COMPOUND
 WITH PALISADE FENCING

FLOODLIGHTING AND
 WASHDOWN FACILITIES

ACCESS FROM POPULAR
 INDUSTRIAL ESTATE

HGV PARKING AVAILABLE

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, MKM Builders Merchants and a number of other commercial users.

Note: Arnolds Keys for themselves and for the vendors or lessors 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 lessee 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

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.

This is a purpose-built open storage / HGV parking site that has been fully concreted with a built-in drainage system. The site has been secured with palisade fencing, and also benefits from floodlighting and a washdown facility.

Accommodation

The subject property occupies an area of approximately 0.23 acres (.093 hectares) to 1 acre (0.404 hectares) of fully concreted surface.

Please note: There is an additional parcel of land nearby, which is not hard standing, available of around 2 to 3 acres.

Terms

The premises are available to let on a new lease for a term to be agreed.

Terms available upon application.

Business Rates

To be assessed

Legal Costs

Each party to bear its own legal costs.

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 Department

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SUBJECT TO CONTRACT - HRD/NOL/122/24219

