



Detached Office Building 200.05 m² (2,153SqFt)

Office

To Let/ For Sale

- Purpose built modern office building
- Potential for permitted development to residential
- Generous car parking 15 spaces
- Attractive design with flint/brick front elevation
- Solar panels

Beeson House, Marriott Way Industrial Estate, Melton Constable, Norfolk NR24 2BT

Melton Constable is a village in North Norfolk, situated approximately 5 miles south west of Holt, and 9 miles east of Fakenham. Melton Constable has good transport links via the A148.

The Marriott Way Industrial Estate is situated towards the south of the village and is a trading location for a number of local businesses in the area. The property is situated to the eastern side of Marriott Way and is accessed directly off the main industrial estate road



Note: Arnolds Keys 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 property comprises an attractive single storey building of brick and flint construction under a pitched tiled roof and is currently used as offices. The property has UPVC double glazed windows and timber doors.

Internally, the property offers a range of office accommodation, kitchen facilities and WCs

To the front of the property are approximately 7 car parking spaces to the block paved area. To the rear is a further shingle car parking area providing spaces for approximately 15 vehicles and access is via an electric security gate.

Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice and calculate the following approximate net internal floor areas:

Description	m ²	sqft
Reception Area	22.67	244
Kitchen/Test Area	18.55	200
Three Offices	39.65	427
Kitchen	11.19	120
Open Plan Office	67.51	727
Manager's office	19.36	208
Meeting Room	21.11	227
WC'S	--	--
Total	200.05	2,153

Terms

The property is available on a new full repairing and insuring lease, for a term to be agreed, at an initial rent of **£21,500** per annum exclusive.

The freehold interest in the property is available for sale at **offers in the region of £275,000 exclusive.**

Planning

The office has been in commercial use since construction. The General Development Order 2020 permits change of use to residential use when applying for full planning consent.

Business Rates

To be assessed

Legal Costs

The ingoing tenant to be responsible for both parties reasonable legal costs incurred in the letting

VAT

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

EPC

The property has an EPC rating of: D

Viewing and further information

Strictly by appointment with the sole agents:

Arnolds Keys 01603 216825

Guy Gowing

guy.gowing@arnoldskeys.com

DDi: 01603 216804

Harry Downing

harry.downing@arnoldskeys.com

DDi: 01603 216806

SUBJECT TO CONTRACT - GWBG/njr/28016/120

