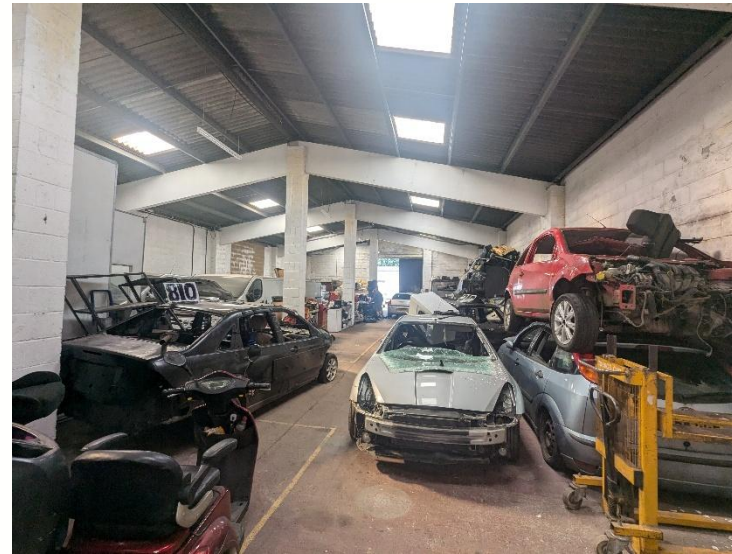




Unit 5,6,9 & 11



Unit 1



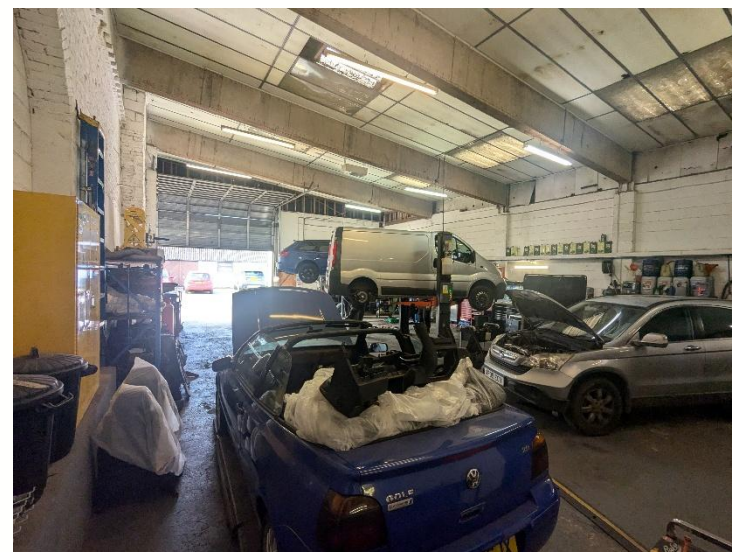
Entrance to BVBC



Unit 3,4,10



Unit 1 and 2



Unit 5



Industrial Investment with Residential Development Potential (stp)

2,251.50m² (24,234sqft) on 1.82 hectares (4.5 acres)

INVESTMENT / DEVELOPMENT

FOR SALE

RARE OPPORTUNITY TO ACQUIRE FREEHOLD MULTI-LET INDUSTRIAL ESTATE

COMPRISING 11 UNITS TOTTALLING 24,234 SQFT GIA

TOTAL INCOME OF £90,128 PA

TOTAL SITE AREA 4.5 ACRES

DEVELOPMENT POTENTIAL (STP)

CURRENT USE CLASS E(g) B2 AND B8

FREEHOLD

Bure Valley Business Centre, The Street, Lammas, Norwich NR10 5AF

A rare opportunity to acquire a substantial, income-producing industrial site in a picturesque rural setting.

Bure Valley Business Centre is located in the village of Lammas, within Norfolk's Broadland District, overlooking the scenic River Bure and surrounding countryside. The site benefits from a peaceful rural position, close to the renowned Norfolk Broads.

Approximately 10 miles north of Norwich, the property is accessed via the A140 and A1270, with routes to nearby towns including Aylsham and North Walsham. Norwich International Airport is also within easy reach.

Local amenities include an Ofsted-rated 'Outstanding' primary school, a fish and chip shop, post office/general store, village hall, and recreational sports grounds.

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 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

The property comprises a commercial site upon which there are various buildings, including a converted barn for offices/storage and four detached blocks for warehousing and industrial use. There are a total of 11 separate units plus offices.

The buildings comprise a mix of older-style structures, including a traditional Norfolk barn that has been significantly extended and adapted forming Units 5, 6, 9, 11, and the offices. Additional buildings are of blockwork construction with colour-washed façades beneath pitched fibre cement sheet roofs.

Externally, there is concrete forecourt parking available for each unit.

There is also an additional parcel of land extending to approximately 2.2 acres to the rear of the business centre, currently laid to grass/shrubbery which borders agricultural land to the south and residential dwellings to the north.

The industrial site benefits from unrestricted use under Class E(g) (formerly B1), as well as Classes B2 and B8, with no planning restrictions.

Accommodation

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

Description	M ²	Sqft
Offices	86.88	935
Unit 1	372.82	4,013
Unit 2	402.87	4,336
Unit 3*	134.15	1,444
Unit 4*	97.55	1,050
Unit 5	158.55	1,707
Unit 6	126.85	1,365
Unit 7*	66.61	717
Unit 8	327.93	3,530
Unit 9	295.36	3,179
Unit 10	92.76	998
Unit 11	97.99	1,054
Total	2,260.32	24,328

*Uninspected

Total Site Area: 1.82 hectares (4.5 acres)

Tenure

The Property is held freehold. The industrial units are currently fully occupied on short term full repairing and insuring lease agreements.

The total gross income received is £90,128 per annum.

Terms

The freehold interest in the property is available for sale, with offers invited in the region of **£975,000**, subject to contract and exclusive of VAT.

The property is held within a single purpose vehicle (SPV), and the company is available for sale, offering potential Stamp Duty Land Tax (SDLT) savings.

Legal Costs

Each party to bear their own costs.

VAT

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

EPC

Energy Performance Certificates are available upon request. All buildings are compliant with current minimum energy efficiency standards.

Business Rates

Please contact the agents for further information.

Viewing and further information

Strictly by appointment with the sole agents:

Arnolds Keys 01603 216825

Guy Gowing

guy.gowing@arnoldskys.com

DDi: 01603 216804

Harry Downing

harry.downing@arnoldskys.com

DDi: 01603 216806

SUBJECT TO CONTRACT – GWC/LD/29218

Unit	Tenant	Term	Rent (pa)
Office 1 & 2	Lorraine Rivett	2 years Exp. 28 th Feb 2026	£3,780
Office 3 & 4	Vacant		
Units 1,2 and 8	David Armes	2 years Exp. 30 th Nov 2026	£42,000
Units 3 and 4	Anthony Murton	1 year Exp. 30 th Sep 2025	£11,040
Unit 5	Robert Grimes	1 year Exp. 31 st Dec 2025	£7,380
Unit 6	Stuart Leverington	New lease to be agreed	£7,800
Unit 7	Robert Sadler	1 Year Exp. 30 th Sep 2025	£4,080
Unit 9 and Office 5	DMD Auto Services Ltd	1 Year Exp. 30 th Sep 2025	£8,820
Unit 10	Robbin Saunders	1 year Exp. 28 th Feb 2026	£5,228
Unit 11	Occupied by Landlord, to be sold with Vacant Possession		
Total			£90,128

