



Modern Industrial / Warehouse Building 2,064.15 m² (22,219 sq ft)

Industrial

TO LET

- MODERN DETACHED INDUSTRIAL / LOGISTICS UNIT
- 100 KW PV SOLAR ARRAY
- EV CHARGING POINTS
- 6.5M MIN EAVES HEIGHT
- 2 ELECTRIC LOADING DOORS
- SECURE GATED SELF-CONTAINED SITE
- AIR-CONDITIONED OFFICES
- APPROVED PLANNING CONSENT FOR WAREHOUSE EXTENSION

15 Maurice Gaymer Road, Attleborough, Norfolk NR17 2QZ

Attleborough is a market town in the Breckland district of Norfolk, on the A11 corridor, approximately 16 miles southwest of Norwich and 48 miles northeast of Cambridge. The property is situated on Maurice Gaymer Road, a key employment area south of the town centre. It is a short distance to the A11 trunk road.

Nearby occupiers include Ultimet Films, Thurlow Nunn Standen, Anglia Free Range Eggs.



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 whatsoever in relation to this property.

Description

The property comprises a detached industrial/warehouse unit of steel portal frame construction with profile steel sheet cladding covered under a pitched, steel sheet roof incorporating roof lights and a 100kW solar system with 198 PV panels covering the south facing roof.

There is a two-storey office block fronting the building with brick elevations, a glazed frontage and PVC framed windows.

The warehouse has been constructed to provide a minimum internal eaves height of 6.5m and 9.2m at the ridge. There are 2 electrically operated roller shutter doors to a width of 3.8m and a height of 5.25m, a polished concrete floor and LED aisle lights.

There are three office suites on the ground floor with circulation and ancillary WCs. The offices are carpeted, have a suspended ceiling incorporating LED and CAT II lighting to part and have air conditioning units providing comfort cooling. There are a further four office suites on the first floor of a similar specification, a server room and a kitchenette with wall and base units.

Externally the land is laid to concrete and grass. There are 13 marked parking bays with 2 of these benefitting from electric vehicle charging points. There is an underground 4,500 litre diesel tank in the yard.

Accommodation

The premises have been measured in accordance with the RICS Code of Measuring Practice and report the following Gross Internal Areas (G.I.A.).

Floor Description	m ²	sq ft
Ground Floor Warehouse	1,771.19	19,065
Ground Floor Offices	146.86	1,581
First Floor Offices	146.16	1,573
TOTAL	2,064.21	22,219
Site Area	0.408 ha	1 acr

Terms

A new full repairing and insuring lease is available for a term to be agreed. Rent available upon application.

Business Rates

The property has been entered onto the Valuation Office Agency website as the following:

Description: Warehouse and Premises

Rateable Value: £78,500

Rates Payable 2025/2026: £43,567.50

Legal Costs

Each party to bear their own costs

VAT

The property is elected for VAT.

EPC

The property has an EPC rating of: C

Viewing and further information

Strictly by appointment with the sole agents:

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SUBJECT TO CONTRACT - NOL/njr/120

