



Attractive Period Business Unit 103.53 m² (1,114SqFt)

Office/Retail

To Let

CHARACTERFUL GRADE II LISTED BUILDING SUITABLE FOR A RANGE OF CLASS E USES

FLEXIBLE OPEN PLAN WORKSPACE WITH GOOD NATURAL LIGHT

A SHORT DISTANCE FROM HOLKHAM BEACH

AMPLE PARKING

AVAILABLE JANUARY 2026

Ground Floor, The Reading Room, Park Road, Holkham Estate NR23 1RG

The Reading Room is located in Holkham Village, approximately two miles west of Wells-next-the-Sea and 12 miles from Fakenham. The property enjoys excellent connectivity, being just off the A149, which provides convenient access to the wider North Norfolk coast.

Nearby occupiers include Adnams, The Victoria Hotel and E Motion Cycles.



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 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 the ground floor of an attractive, Grade II listed period building, providing a predominantly open-plan commercial unit with exposed timber beams and timber flooring. To the rear, there is additional storage space, a WC and kitchen facilities, along with a small mezzanine area suitable for further storage.

Externally, there is ample parking spaces available at the property.

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	Sq Ft
Total NIA (excl. Mezz)	103.53	1,114

Terms

The property is available on a new internal repairing and insuring lease, for a term to be agreed, at an initial rent of **£11,250** per annum exclusive.

An estate charge is payable towards the Maintenance of the shared access road and communal gardening.

Business Rates

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

Description: Office and Premises

Rateable Value: £5,900

Rates Payable 2025/2026: £ 2,944.10

**Small Business Rate Relief of up to 100% may be available. <https://www.gov.uk/apply-for-businessraterelief/small-business-rate-relie>*

Legal Costs

Each party to bear their own costs.

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

Harry Downing

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SUBJECT TO CONTRACT - HRD/njr/120

