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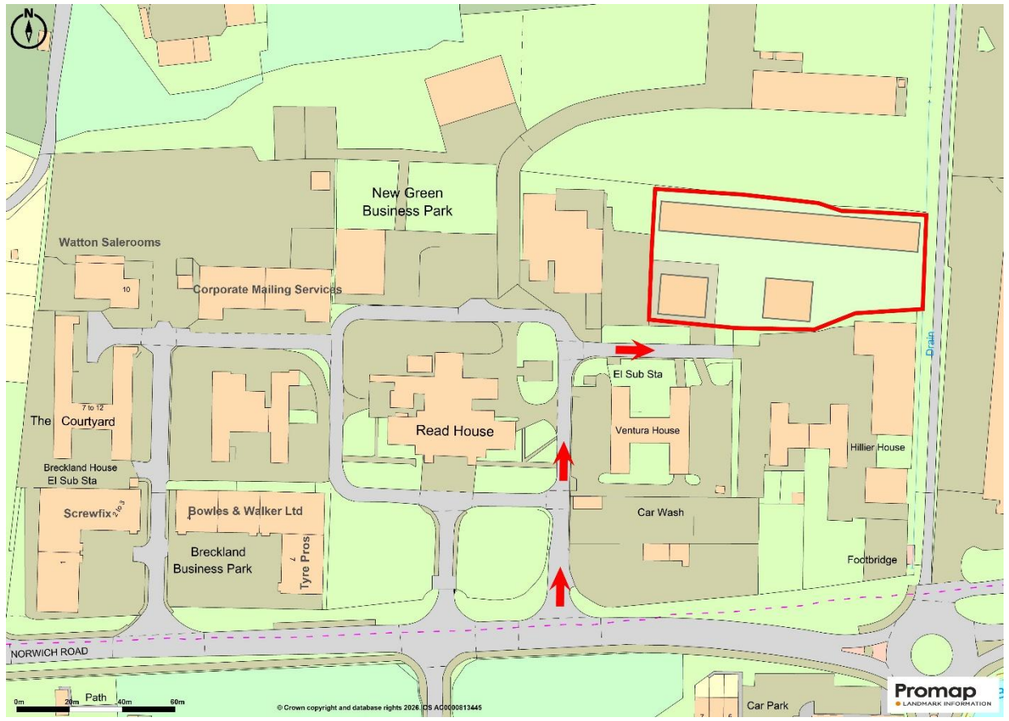

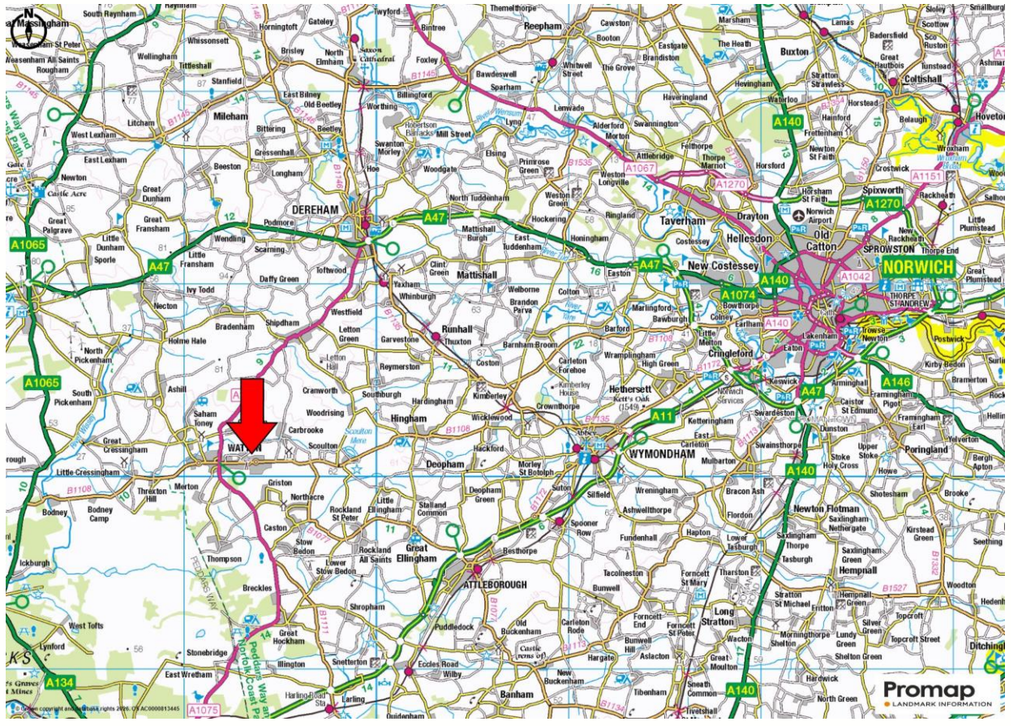

Note: Arnolds Keys for themselves and for the vendors or lessees of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract: (ii) all descriptions, 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.

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9 BRAND NEW LIGHT INDUSTRIAL UNITS

From 116.59m² (1,255sqft) to 466.37m² (5,020sqft)

Industrial Units

To Let

- ESTABLISHED TRADING LOCATION
- GOOD TRANSPORT LINKS
- MIN EAVES HEIGHT 5.25M
- BENEFITTING FROM SOLAR PANELS
- INDIVIDUAL UNITS RANGE FROM 1,255 SQ FT UP TO 1,811 SQ FT
- AVAILABLE SEPERATELY OR COMBINED

Units 1-9 New Green Business Park, Norwich Road, Watton IP25 6JU

Watton is an established market town in the heart of Norfolk, located just over 20 miles west of Norwich and a similar distance east of King's Lynn. It sits just off Norwich Road (B1108).

Watton has a thriving employment base and is home to several well-established commercial occupiers, including Screwfix, Wilco Motor Spares and Lidl.

The property is situated within New Green Business Centre, part of a former WWII airbase that has been successfully redeveloped to provide a range of commercial premises.

RICS

arnoldskeys.com
25 King Street, Norwich, NR1 1PD
01603 620551

Units 1-9 New Green Business Park, Norwich Road , Watton IP25 6JU

Description

Available from Q4 2026. The site comprises a modern commercial development of a terrace of eight industrial starter units with a singular detached industrial building.

The units are of steel portal frame construction featuring contemporary dark profile steel cladding and an eaves height of approximately 5.25 metres. Each unit will have a DDA compliant WC, a small office and lighting to the warehouse.

Accommodation

The units will have the following approximate gross internal floor areas (subject to measurment on PC):

	m²	Sq ft	Parking
UNIT 1	116.58	1,255	3
UNIT 2	116.58	1,255	3
UNIT 3	116.58	1,255	3
UNIT 4	116.58	1,255	3
UNIT 5	116.58	1,255	3
UNIT 6	116.58	1,255	3
UNIT 7	116.58	1,255	3
UNIT 8	116.58	1,255	3
UNIT 9	168.29	1,811	4

Terms

New full repairing and insuring leases are available for a term to be agreed, at the following quoting rents:

- Units 1-8: £10.50 per sq ft
- Unit 9: £11.00 per sq ft

Business Rates

To be assessed on completion of the units.

Legal Costs

The ingoing tenant is to pay the landlord's reasonable legal costs in connection with the grant of the lease.

VAT

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

EPC

To be assessed on completion.

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

Rafe Lochore
rafe.lochore@arnoldskeys.com
DDi: 01603 620551

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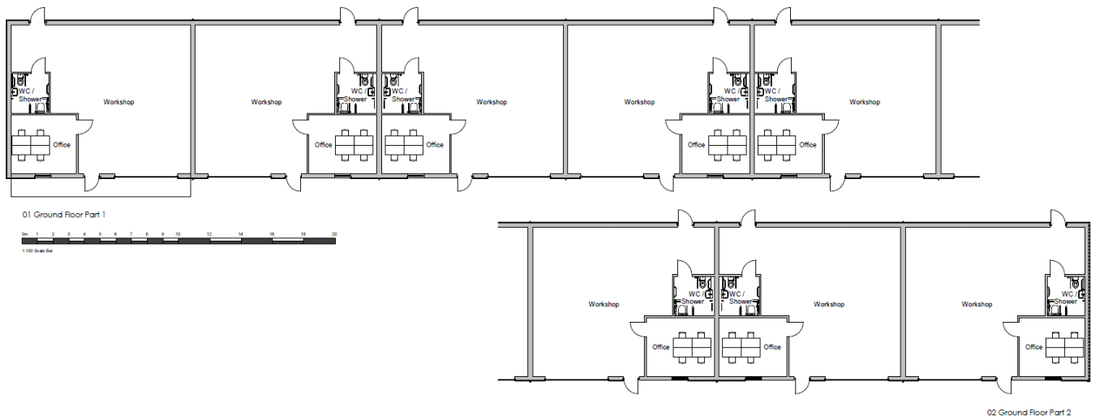
Site Plan

Elevation

Typical Floor Plan