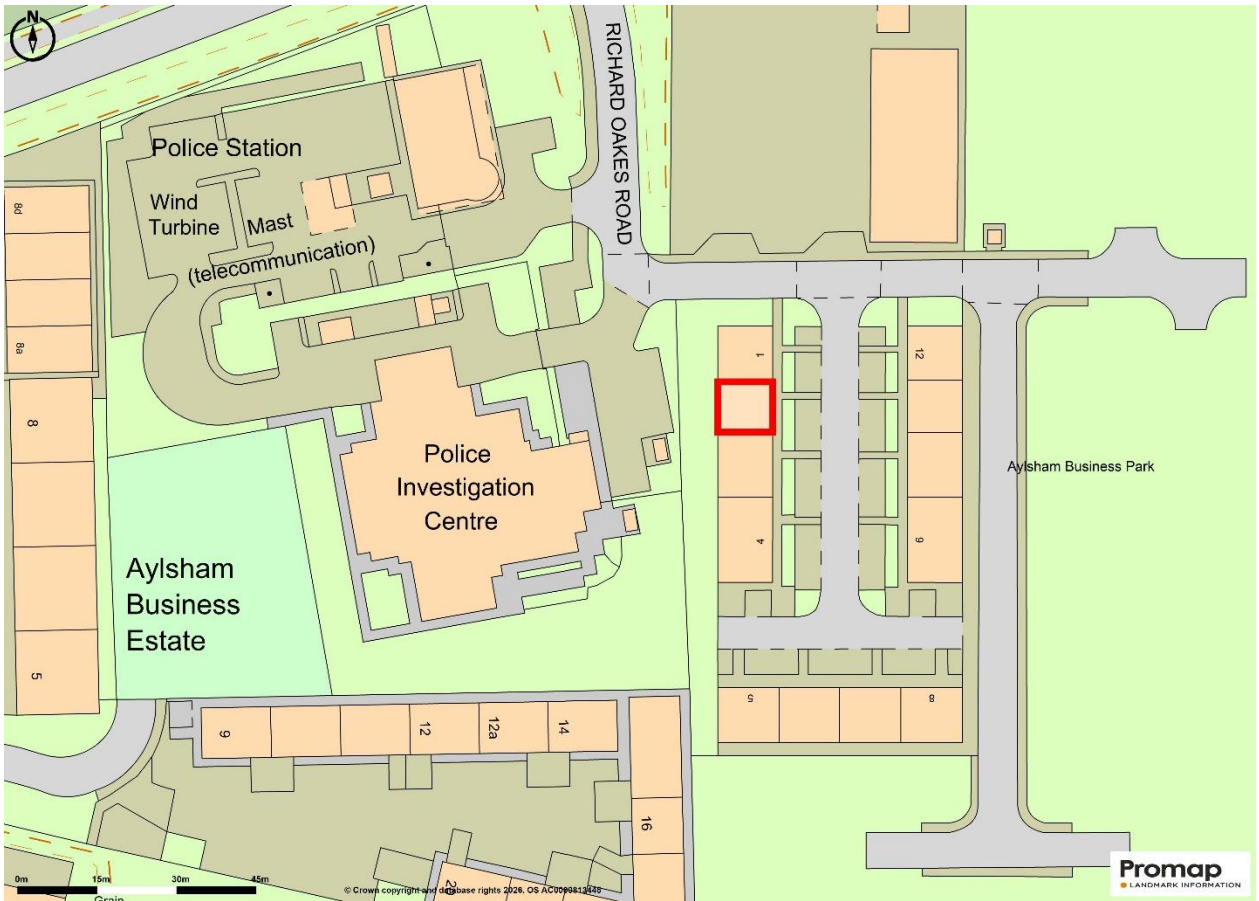
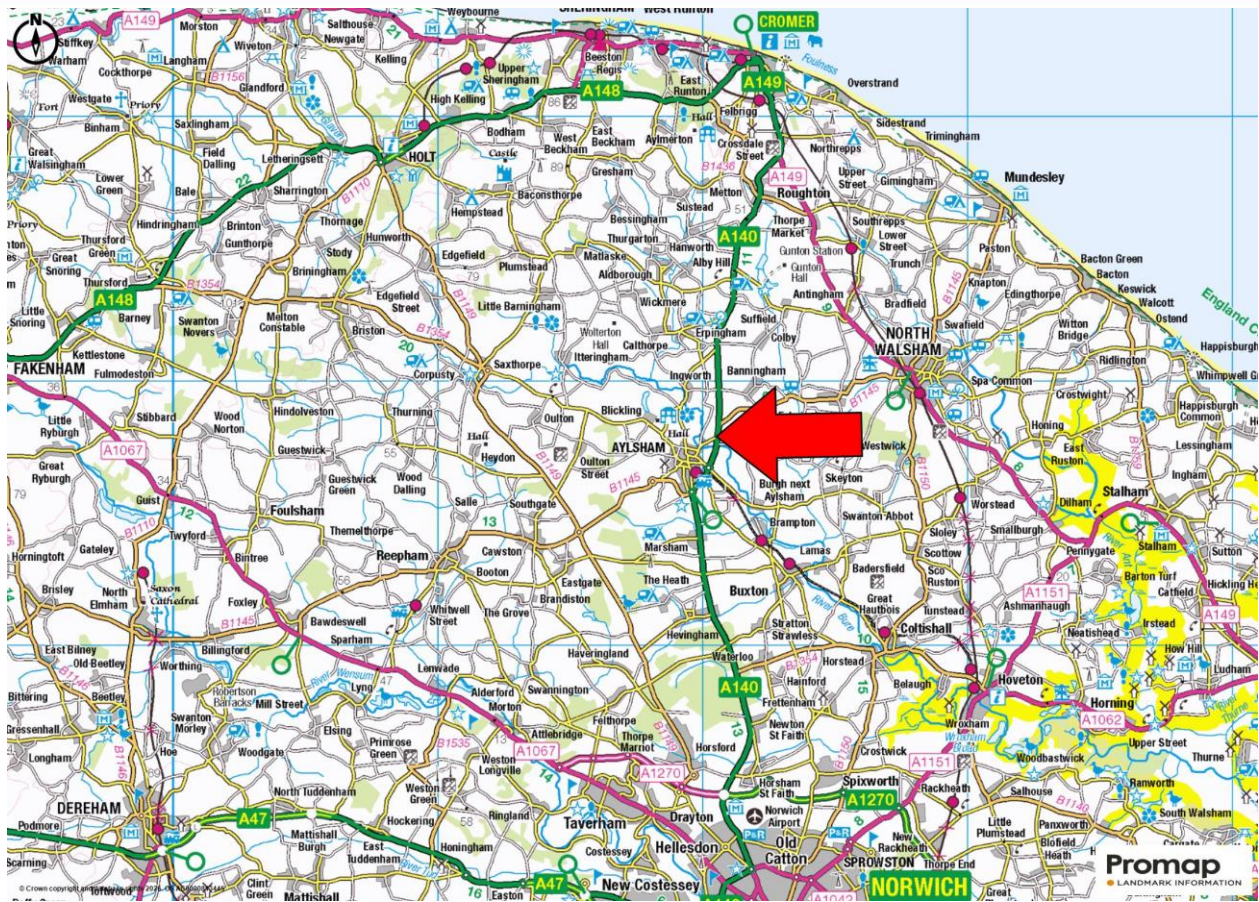




Modern Office Building
92.9 m (1,000SqFt)

Office

For Sale

SITUATED WITHIN AYLSHAM
BUSINESS PARK

PROMINENT POSITION ALONG
THE A140

BUILT TO HIGH SPECIFICATION

AIR CONDITIONING

FIBRE CONNECTIVITY

3 CAR PARKING SPACES

FREEHOLD

Unit 2, Aylsham Business Park, Richard Oakes
Road, Aylsham, NR11 6FD

The market town of Aylsham is situated approximately 10 miles north of Norwich and 11 miles south of Cromer. Aylsham Business Park occupies a prominent position to the east of the town, adjacent to the A140 Cromer Road. The property is accessed via Richard Oakes Road, which provides direct access to the A140 and connects Aylsham with Norwich to the south and Cromer to the north.

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 office was constructed in 2021 as part of a modern commercial office development. The accommodation is predominantly open plan, with glazed partitioning providing a boardroom and separate meeting room. The property benefits from a modern kitchen area, two WCs including one DDA-compliant WC, fibre connectivity, suspended ceilings, LED lighting, perimeter power with floor boxes, and an electric vehicle trickle charging point.

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	m²	Sq Ft
Unit 2	92.93	1,000

Terms

The freehold interest in the property is available for sale at **£220,000 exclusive**.

Business Rates

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

Description: Office and Premises

Rateable Value: £12,750

Rates Payable 2026/2027: £5,508

Small business rate relief may be applicable

<https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>

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: A

Viewing and further information

Strictly by appointment with the sole agents:

Arnolds Keys 01603 216825

Harry Downing

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Rafe Lochore

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DDi: 01603 620551

SUBJECT TO CONTRACT - HRD/njr/120

