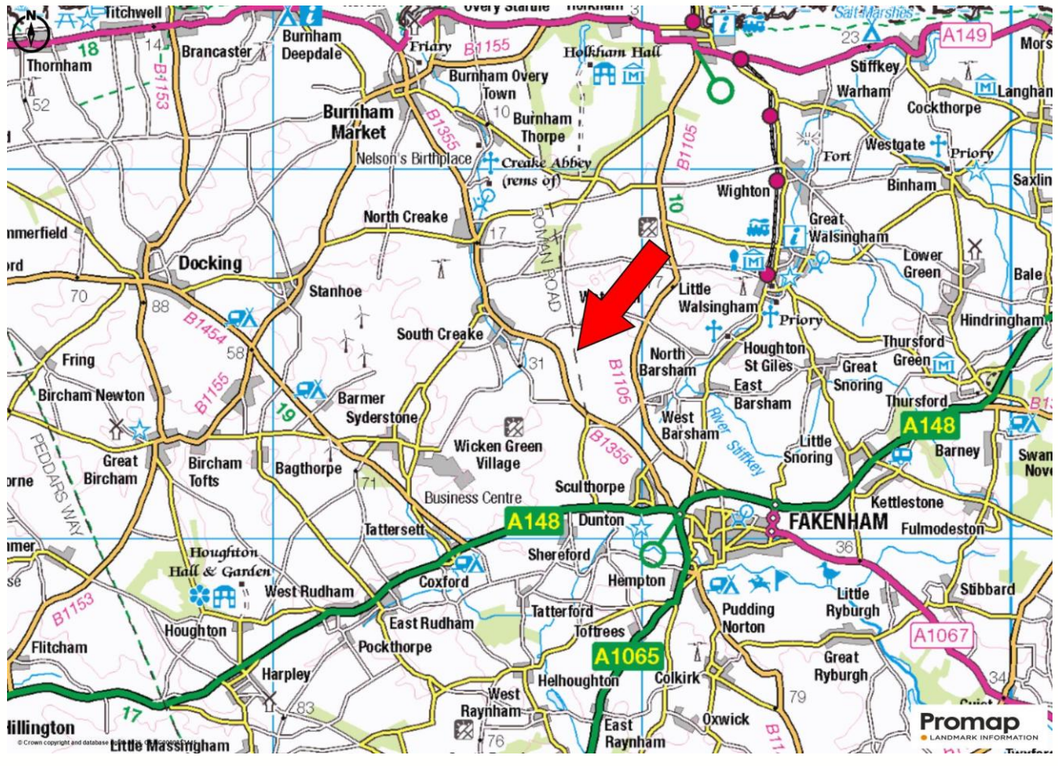
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Note: Arnolds Keys for themselves and for the vendors or lessees of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute 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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Detached Warehouse /Industrial Unit

362.47 m² (3,902 sqft) 0.054 ha 0.13 ac

Industrial

For Sale

RARE FREEHOLD OPPORTUNITY

MODERN DETACHED WAREHOUSE

MINIMUM EAVES HEIGHT OF 6.46 METRES

3 PHASE ELECTRICS

RURAL LOCATION

6-8 PARKING SPACES

Unit 3A Creake Business Park, The Common, South Creake, Fakenham, NR21 9JB

Creake Business Park is located on the edge of South Creake, approximately 4 miles north of Fakenham and 3.5 miles from the A148, which provides strategic road links between King's Lynn, Fakenham, and the north Norfolk coast. The property is situated towards the rear of the estate.

RICS

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

Unit 3A Creake Business Park, The Common, South Creake, Fakenham, NR21 9JB

Description

The property comprises a modern detached two-storey steel portal framed warehouse with insulated double-skinned walls and a double-skinned pitched roof. A mezzanine provides additional storage space. It also benefits from two loading doors, three-phase electrics, WC facilities, a kitchenette, and gas heating.

The property is enclosed by a 1.8m palisade fence and provides 6-8 parking spaces. One of the loading doors is on the front elevation and the other is on the side elevation along with a reinforced concrete yard.

Accommodation

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

Description	m²	Sq Ft
Warehouse	218.93	2,357
Mezzanine	143.54	1,545
Total GIA	**362.47**	**3,902**
Site Area	0.054 ha	0.13 ac

Terms

The freehold interest in the property is available for sale with vacant possession at **£315,000 exclusive**.

Business Rates

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

Description: To be assessed

Rateable Value: To be assessed

Rates Payable 2026/2027:To be assessed

Legal Costs

Each party to bear their own costs

VAT

VAT is currently payable and will be charged in line with current legislation.

EPC

EPC Rating of: B

Viewing and further information

Strictly by appointment with the sole agents:

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