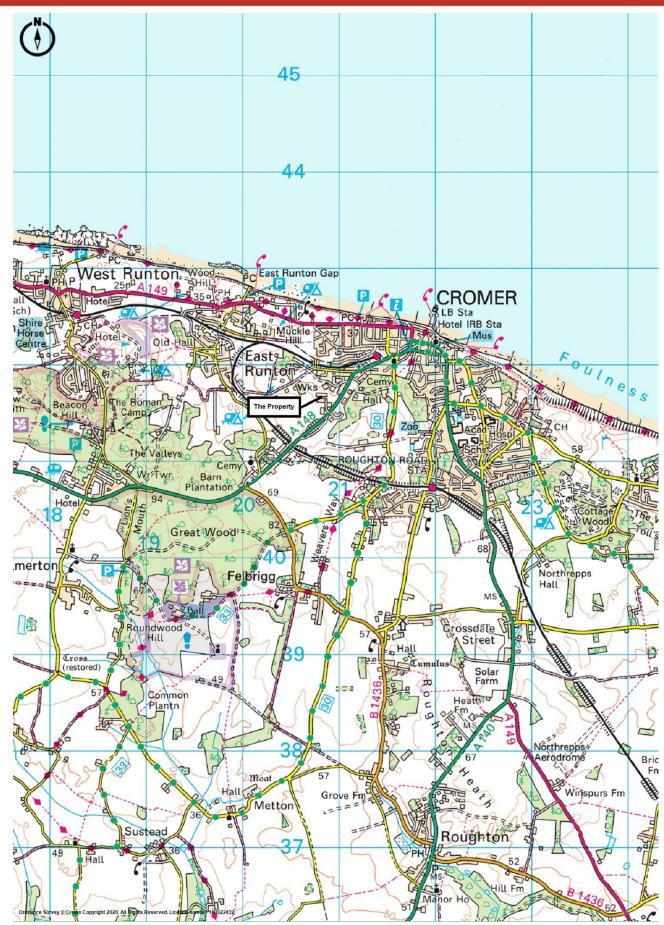
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**Open Storage Land** 0.19ac (0.08ha) & 1.87ac (0.76ha)

Industrial

To Let

EXTENSIVE CONCRETE HARD STANDING

**SECURE SITES** 

ADJACENT TO JEWSON
BUILDERS MERCHANTS AND
TRAVIS PERKINS

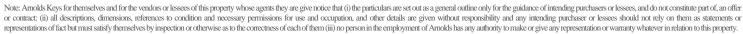
OPPOSITE NORTH NORFOLK DISTRICT COUNCIL OFFICES

Land at Stonehill Way, Cromer, Norfolk NR27 9ZA

The subject property is situated west of Cromer town centre. Cromer is an attractive and thriving seaside town situated approximately 23 miles north of Norwich. It is a large employment base for the North Norfolk area and is home to a number of trade counter operators including Howdens Joinery, Jewson Builders Merchants, Travis Perkins Builders Merchants, Topps Tiles, Screwfix, Jonas Seafoods and the East Anglian Ambulance Service.

Additionally the site has panoramic views over the town of Cromer and out to sea to the north.





## Land At, Stonehill Way, Cromer, Norfolk NR27 9ZA

## **Description**

The subject property comprises two sites suitable for open storage.

Site 1 has an extensive concreted hard standing area of 1.87 acres (0.76 hectares) which is accessible at the end of Stonehill Way through secure double gates.

Site 2 (770 m²/(0.19 acres) is a smaller site to the right hand side of Stonehill Way and is ideal for car parking or lightweight external storage. The footings are in for a temporary office building which occupiers could reinstate if required.

#### **Accommodation**

The site comprises the following areas:

Description	Acres	Hectares
Plot 1	1.87	0.76
Plot 2	0.19	0.08

#### **Services**

Mains water, electricity and drainage are believed to be connected.

#### **Terms**

The premises are available to let at a rent of:

Site 1: £56,000 pa Site 2: £6,000 pa

This will be for a new lease, for a term to be agreed and rents are quoted exclusive of Business Rates.

### **Business Rates**

To be assessed.

### **Legal Costs**

Each party to bear their own legal costs in the transaction.

#### **VAT**

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

### **Viewing and further information**

Strictly by appointment with the sole agents:

Arnolds Keys Commercial 01603 216825

**Guy Gowing** 

guy.gowing@arnoldskeys.com

or

Harry Downing

harry.downing@arnoldskeys.com

SUBJECT TO CONTRACT – GWBG/jf/26376/120

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