

New E Use Class Commercial / Business Units
32 - 447 sq m (348 - 4,807 sq ft)

Commercial

Pre-Let / Pre-Sale

Pre-Lets/Pre-Sales Sought

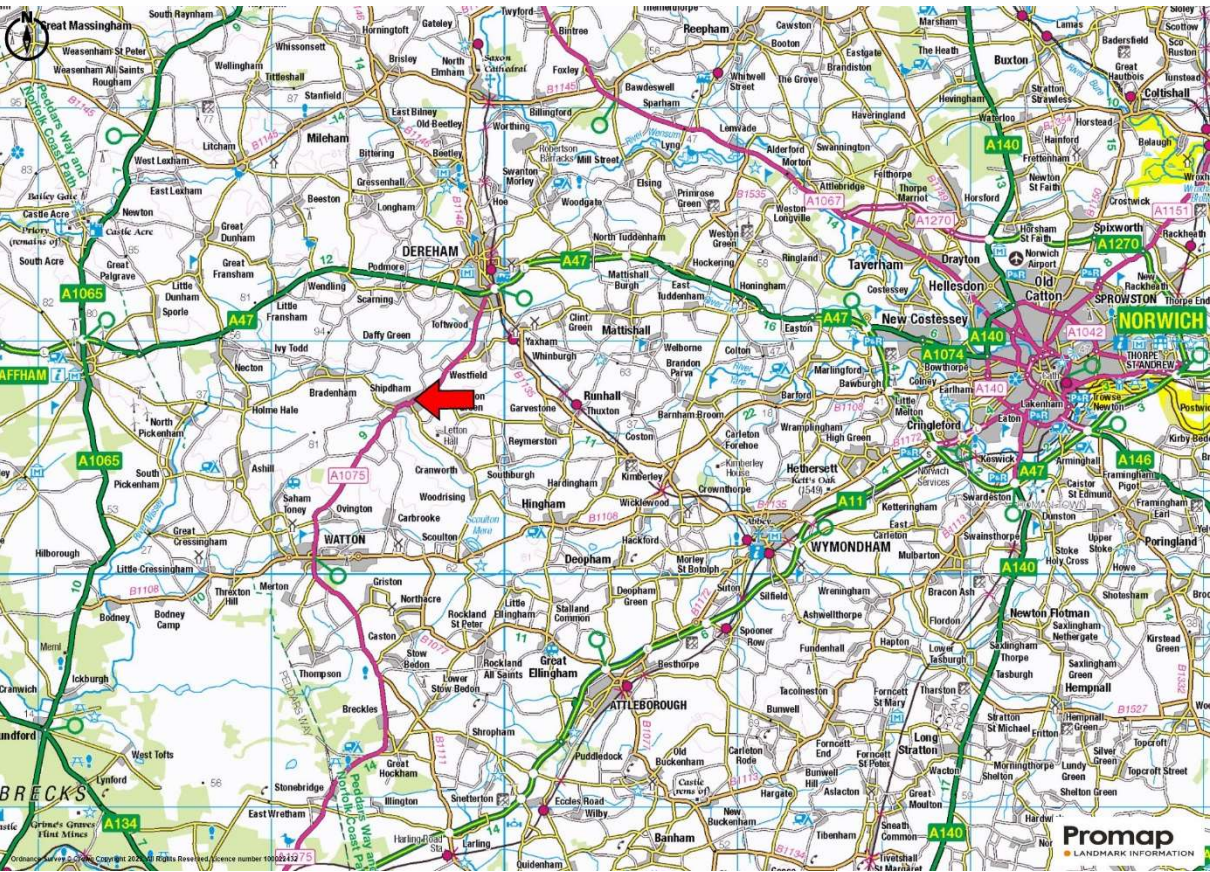
Light industrial, retail and
office accommodation

Prominent frontage to Chapel
Street

Available Leasehold or
Freehold

New Commercial Units, Chapel Street, Shipdham
IP25 7LB

The new commercial development is prominently situated fronting the main road through Shipdham (A1075) which connects with Dereham 6 miles to the north east and Watton 5 miles to the south west. The A11 is 11 miles to the south and can be accessed from the Attleborough junction. The A47 is 4 miles to the north and provides convenient access to Norwich, Swaffham and King's Lynn.



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

A new development of E use class commercial/business units comprising a detached light industrial unit of 2,816 sq ft to the rear of the site and ground floor retail units of 348 sq ft and 652 sq ft and first floor office of 991 sq ft with frontage to Chapel Street.

Pre-lets/pre-sales are now sought for these units which will be constructed to shell and core specification in preparation for occupiers’ fit-outs.

Accommodation

The accommodation comprises a detached light industrial unit, 2 ground floor retail units and a first floor office. The retail and office units have frontage to Chapel Street.

Unit	Sq M	Sq Ft
Light Industrial Unit	262	2,816
Retail 1	32	348
Retail 2	61	652
Office	92	991
TOTAL	447	4,807

N.B. Floor areas taken from plans and subject to onsite measurement when built.

Terms

The units are available either freehold or on leases for a term to be agreed.

Pre-lets and pre-sales are sought.

Quoting rents/prices available on application.

Business Rates

The units will be assessed for business rates once constructed.

Legal Costs

Each party is to bear its own legal costs.

VAT

TBC

Viewing and further information

Strictly by appointment with the sole agents:

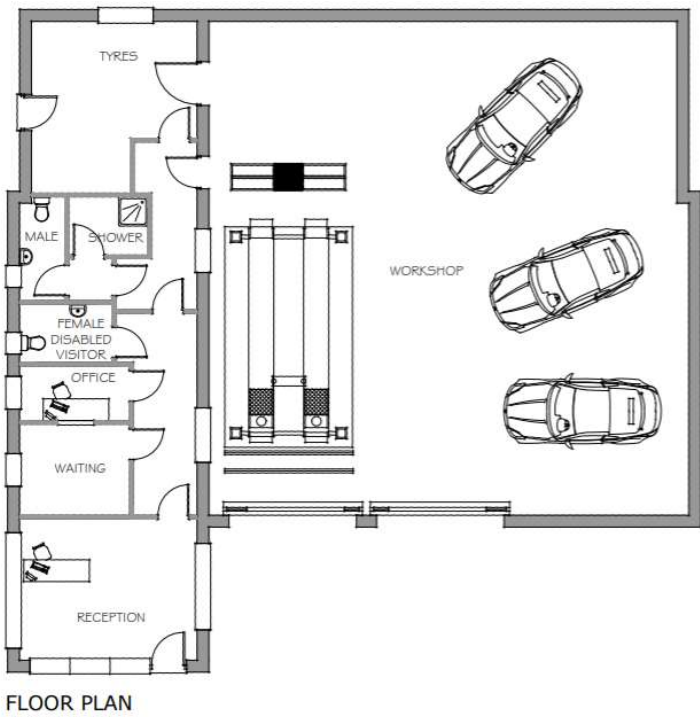
Arnolds Keys 01603 620551

Harry Downing or Nick O'Leary

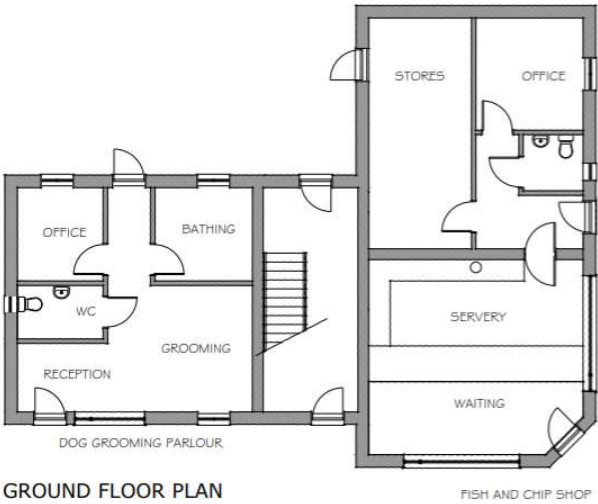
Harry.Downing@arnoldskeys.com

Nick OLeary@arnoldskeys.com

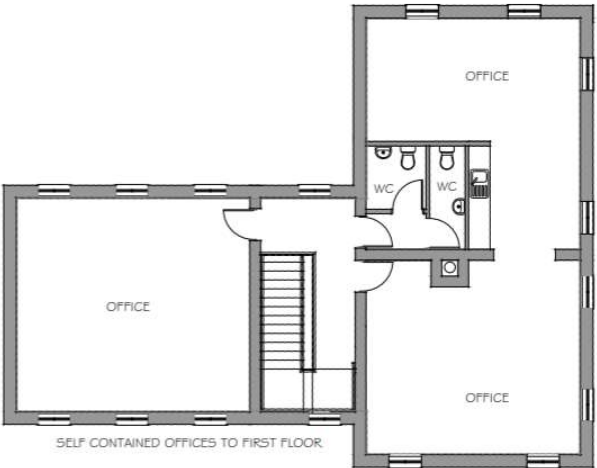
SUBJECT TO CONTRACT -



The scaling of this drawing cannot be assured									
Revision	Date	Dm	Cld	Date	Scale	Drawn by	Check by	Project	
A	-	-	-	AUGUST 2020	1:100@A3	MA	SC	Chapel Street, Shipdham	
Project No				Drawing No		Revision		Drawing Title	
RDC1138				121		-		GARAGE Plans	

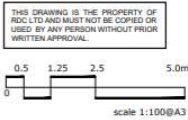


GROUND FLOOR PLAN



FIRST FLOOR PLAN

The scaling of this drawing cannot be assured									
Revision	Date	Dm	Cld	Date	Scale	Drawn by	Check by	Project	
-	-	-	-	AUGUST 2020	1:100@A3	MA	SC	Chapel Street, Shipdham	
Drawing No		Revision No		Drawing No		Revision No			



THIS DRAWING IS THE PROPERTY OF RDC LTD AND MUST NOT BE COPIED OR USED BY ANY PERSON WITHOUT PRIOR WRITTEN APPROVAL.