

Detached Office Building With development Potential (STP)

173.21m² (1,864sqft) 0.40 Hectares (0.99 acres)

Office / Development

For Sale

FREEHOLD SALE WITH VACANT POSSESSION

CONVENIENT ACCESS TO THE A11 LINKING NORWICH TO CAMBRIDGE

GENEROUS PARKING WITH 2 EV CHARGING POINTS

SOLAR PANELS

DEVELOPMENT POTENTIAL (STP)

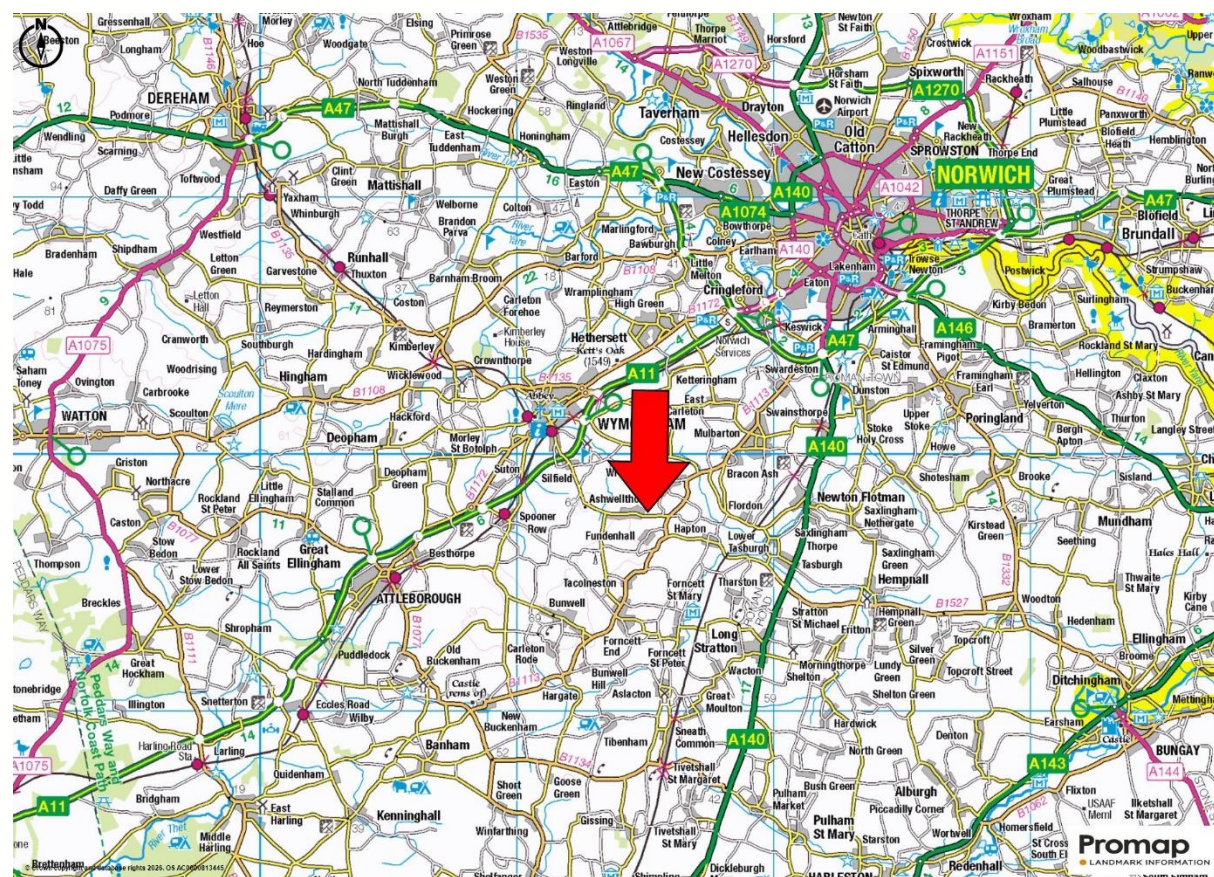
GENEROUS PLOT

The Street, Ashwellthorpe, Norwich, NR16 1EX

Ashwellthorpe is a village located in rural South Norfolk approximately 9 miles south of Norwich city centre.

It is located off the B1113 and is only 3 miles from Wymondham, which is located on the A11 the main arterial road linking Norwich to Cambridge and London.

The subject property is located adjacent to Ashwellthorpe Hall, in what was once the former grounds of the Hall. It is accessed from the public highway via a shared private road.



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 property comprises a single-storey commercial building offering a mix of office and storage accommodation. Constructed of cavity brick beneath a pitched tiled roof,

Internally, the property provides a mix of office and storage accommodation, together with staff facilities including a kitchen, utility room and two WCs. The accommodation benefits from LED lighting, a combination of carpet and vinyl floor finishes, and oil-fired central heating.

Externally, the property benefits from a large secure private garden, 12 car parking spaces including two EV charging points, solar panels with battery storage, and additional rear storage sheds with a loading area.

Accommodation

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

Description	m ²	Sq Ft
Reception	15.96	172
Waiting Room	9.55	103
Office Space	92.03	991
Plant Room	9.93	107
Storage	23.26	247
Store	10.99	118
Kitchen	7.29	78
Utility	4.53	49
WCs	-	-
Total NIA	173.21	1,864

Terms

The freehold interest in the property is available for sale at **£435,000 exclusive**.

Business Rates

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

Description: Office and Premises
Rateable Value: £13,000
Rates Payable 2026/2027: £5,616

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: D

Viewing and further information

Strictly by appointment with the sole agents:
Arnolds Keys 01603 216825

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SUBJECT TO CONTRACT - HRD/njr/120

