



## **14a ALLISON STREET, MARSHAM, NORFOLK, NR10 5PJ**

DETACHED INDUSTRIAL/WAREHOUSE UNIT

- Flexible Workshop/warehousing
- Well located just off the A140 Norwich Road
- Minimum eaves height of 4.63m, rising to 5.68m at the apex

**TO LET £25,000 pax | 485.74 sq m (5,229 sq ft)**

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**BROWN & CO**

Property and Business Consultants  
[brown-co.com](http://brown-co.com)

## Location

14a Allison Street is located within the village of Marsham, approximately 10 miles north of Norwich and 2 miles south of Aylsham. The property sits just off the A140 Norwich Road, the main arterial route connecting Norwich, Aylsham and Cromer.

## Description

The property comprises a detached industrial unit located within a large shared yard, just off Allison Street.

The property is of steel frame construction with pitched insulated corrugated metal roof and elevations, a concrete floor, and incorporating approximately 15% roof lighting.

Internally, the property is open plan with a roller shutter door. It has a minimum eaves height of 4.63m, rising to 5.68m at the roof apex. Toilets and showers are located in a separate shared building at the entrance of the site.

Externally there is a freestanding open-sided steel canopy which could be used for parking or storage.

## Accommodation

The property provides the following gross internal floor area.

Description	sq m	sq ft
Warehouse	386.94	4,165
Open storage	98.80	1,064
<b>Total</b>	<b>485.74</b>	<b>5,229</b>

## Services

We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

## Business Rates

Business rates will be the responsibility of the occupier. The property is yet to be assessed for business rates. Please contact the local council's (Broadland District Council) Business Rates team for further information.

## Tenure

The premises is available by way of a sublease for a term of years to be agreed, at a rent of £25,000 per annum exclusive.

## VAT

It is understood that VAT is applicable and will be charged in addition to the rent.

## Legal Costs

Each party will be responsible for their own legal costs incurred in documenting the sale.

## EPC Rating

Not applicable.

## Viewing & Further Information

Strictly by appointment with the sole letting agent:-

**Brown&Co - Norwich**  
The Atrium  
St Georges Street  
NR3 1AB

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