



Refurbished Industrial building with two-storey office
713.38 m² (7,679SqFt)

Industrial

TO LET

INDUSTRIAL BUILDING WITH OFFICES

ESTABLISHED BUSINESS LOCATION WITHIN THE A11 TECH CORRIDOR

SELF-CONTAINED SITE WITH POTENTIAL FOR EXPANSION

INDUSTRIAL BUILDING WITH OFFICES

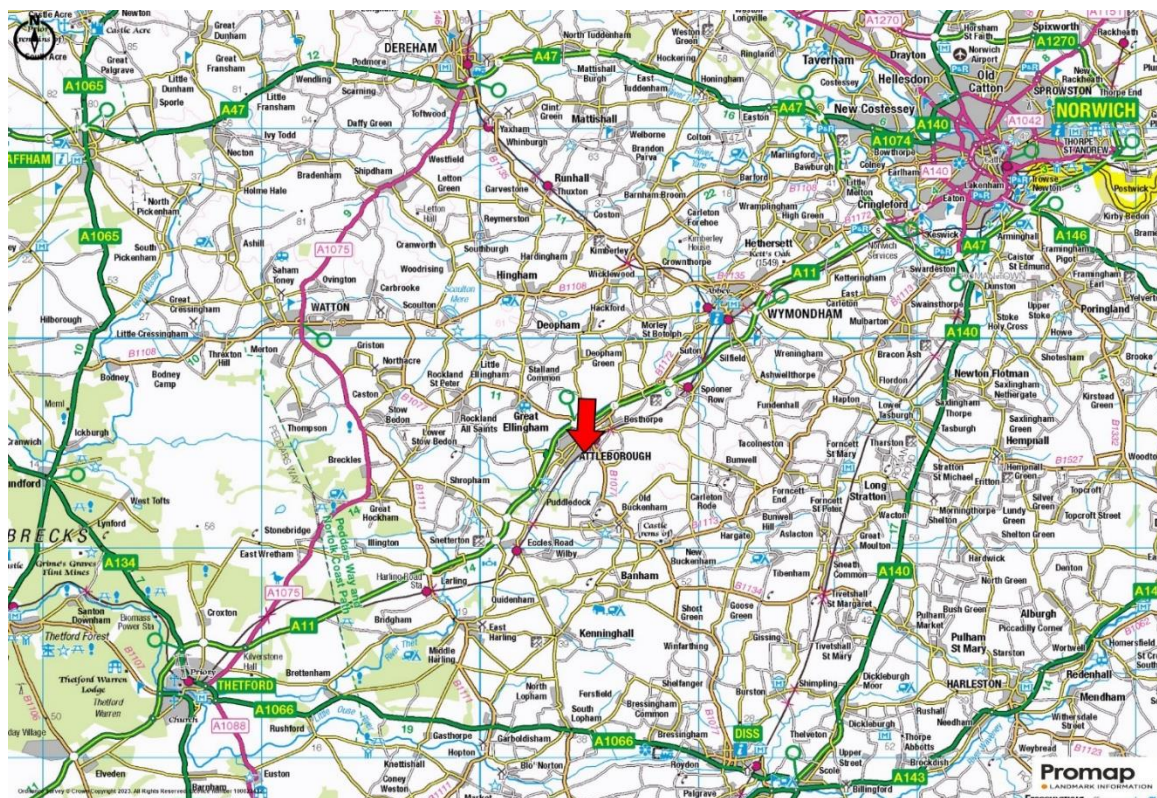
5.8m MINIMUM EAVES

SECURE GATED SITE

51 Maurice Gaymer Road, Attleborough, NR17 2QZ

Attleborough is approximately 15 miles southwest of Norwich and 16 miles north east of Thetford, on the A11 trunk road between Norwich and Cambridge. The Gaymers Industrial Estate is situated approximately half a mile to the south of the town centre.

The property is situated at the rear of the estate which contains a number of similar large industrial buildings with occupiers as well as a number of smaller starter units and nearby occupiers include Banham Pultry, Thurlow Nunn Standen, Hiltfields and Ultimet Films.



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 modern purpose-built industrial building with a two-storey office module to the front. The remainder of the site provides parking or circulation areas.

The property is of steel portal frame construction with a concrete floor, cavity brick and block walls to the lower part of the office elevations, insulated profile sheet cladding above, and to the remainder of the elevations to a minimum eaves height of approximately 5.8m, under a pitched roof with similar profile steel sheet cladding.

The property is has been extensively refurbished.

Internally, the offices have laminate flooring with carpet to the meeting room, the walls are plastered and painted with suspended ceilings, which incorporate cat II lighting. On the ground floor, a mess room, a canteen/kitchen and male and female cloakroom facility. There are further offices, meeting rooms and WC facilities on the first floor.

The forecourt and yard areas are laid with concrete and provide parking at the western end of the site.

Accommodation

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

Description	m ²	SqFt
Warehouse	497.76	5,358
offices/WCs/amenity	107.8	1,160
offices/WCs/amenity	107.8	1,160
Total GIA	713.36	7,679

Site area	0.23Ha	0.57acres
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Terms

The property is available to let on a new lease for a terms to be agreed at a rent of **£61,500 per annum exclusive**.

Business Rates

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

Description: Workshop and Premises

Rateable Value: £40,250

Rates Payable 2025/2026: £24,109.75

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: TBC

Viewing and further information

Strictly by appointment with the sole agents:

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