

## COMMERCIAL PREMISES, BUNNS BANK, ATTLEBOROUGH, NR17 1QB

DETACHED INDUSTRIAL PREMISES WITH TWO STOREY OFFICES WITHIN FENCED AND GATED SITE

- Established industrial estate location
- Approximately 32 carparking spaces
- Well-specified, modern facility with approximately 24% site cover

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**FOR SALE £2,350,000 MAY LET £200,000 PAX**

**2,569 sq m (27,663 sq ft) | 2.61 acres (1.06 hectares)**

**BROWN & CO**

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

## Location

The property is located within an established industrial estate on the outskirts of Attleborough. Located just off the A11 dual carriageway, Attleborough has direct road access from Norwich and Cambridge, forming part of a key arterial route linking the Norfolk/Suffolk region to the M11, A14, and onward to the national motorway network and is therefore well-located from a logistics perspective.

## Description

The property comprises a detached industrial unit of steel portal frame construction, with a concrete floor, steel profile sheet clad elevations and roof within a fenced and gated site.

To the front of the property is a two-storey office block, containing meeting rooms, welfare facilities and utility/server rooms. There are suspended ceilings, air conditioning and raised floor boxes throughout. There is fibre broadband to the site and CCTV throughout including the site perimeters. The front portion of the offices is separately metered and therefore capable of being independently occupied.

The warehouse is open-plan with acoustic cladding, modern LED lighting and benefits from a 300kVA 3-phase power supply. To the front of the property are two sectional overhead doors for loading. There is a minimum eaves height of 6.12 m, rising to 7.81 m at the apex.

Externally there is space to park approximately 32 cars in the designated parking area, leaving space for turning and loading.

The warehouse is sold with a total site area of 2.61 acres and benefits from a low density site cover of approximately 24%.

## Accommodation

Measured on a gross internal area basis in accordance with the RICS Code of Measure and Practice, we calculate the floor areas as follows:

Description	sq m	sq ft
Factory/Warehouse	2,017.8	21,720
Ground floor offices	276.0	2,971
First floor offices	276.0	2,971
<b>Total GIA</b>	<b>2,569.9</b>	<b>27,663</b>

	acres	hectares
Site area	2.61	1.06

## 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. Mains water and gas, drainage and 300 kVA electricity are connected.

## Business Rates

Business rates will be the responsibility of the occupier. The premises have the following assessment:-

Description	Factory and Premises
Rateable Value	£100,000
Rates payable for 2025/6	£55,500

## Price/Rent

**£2,350,000** for the freehold or **£200,000 per annum exclusive** for lease, on terms to be agreed.

## VAT

VAT will be charged in addition to the purchase price/rent.

## Legal Costs

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

## EPC Rating

The property has an EPC rating of C(54).

## Viewing & Further Information

Strictly by appointment with the sole selling/letting agent.

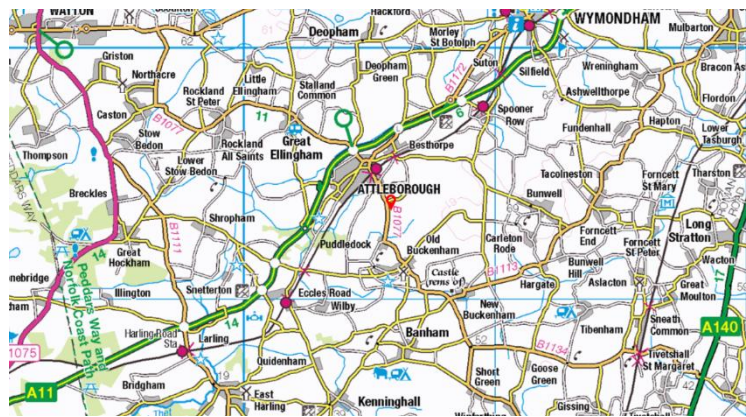
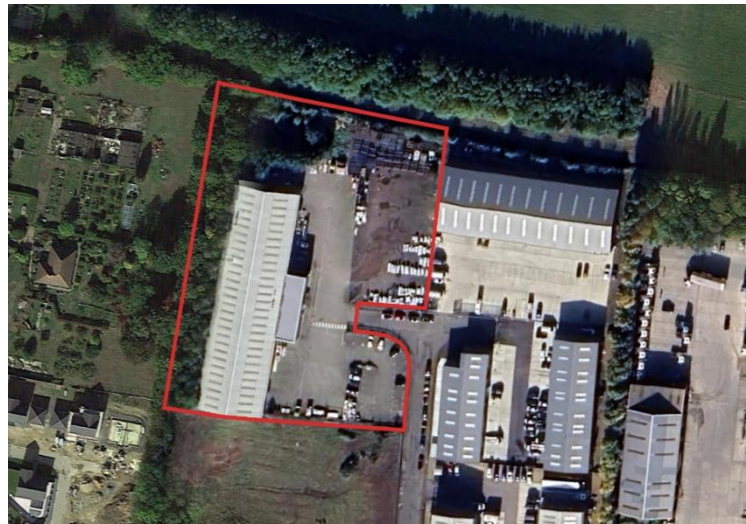
## Brown&Co Norwich

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## IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092.

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## SITE PLAN



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