



5 GEORGE EDWARDS ROAD, FAKENHAM, NR21 8NL

**FOR SALE | WAREHOUSE / WORKSHOP UNIT
6,742 SQ FT (626 SQ M) ON 1.09 ACRES (0.44 HA)**

- Established location
- Forecourt parking and loading
- 4 loading doors
- Circa 4.46 m overall eaves height

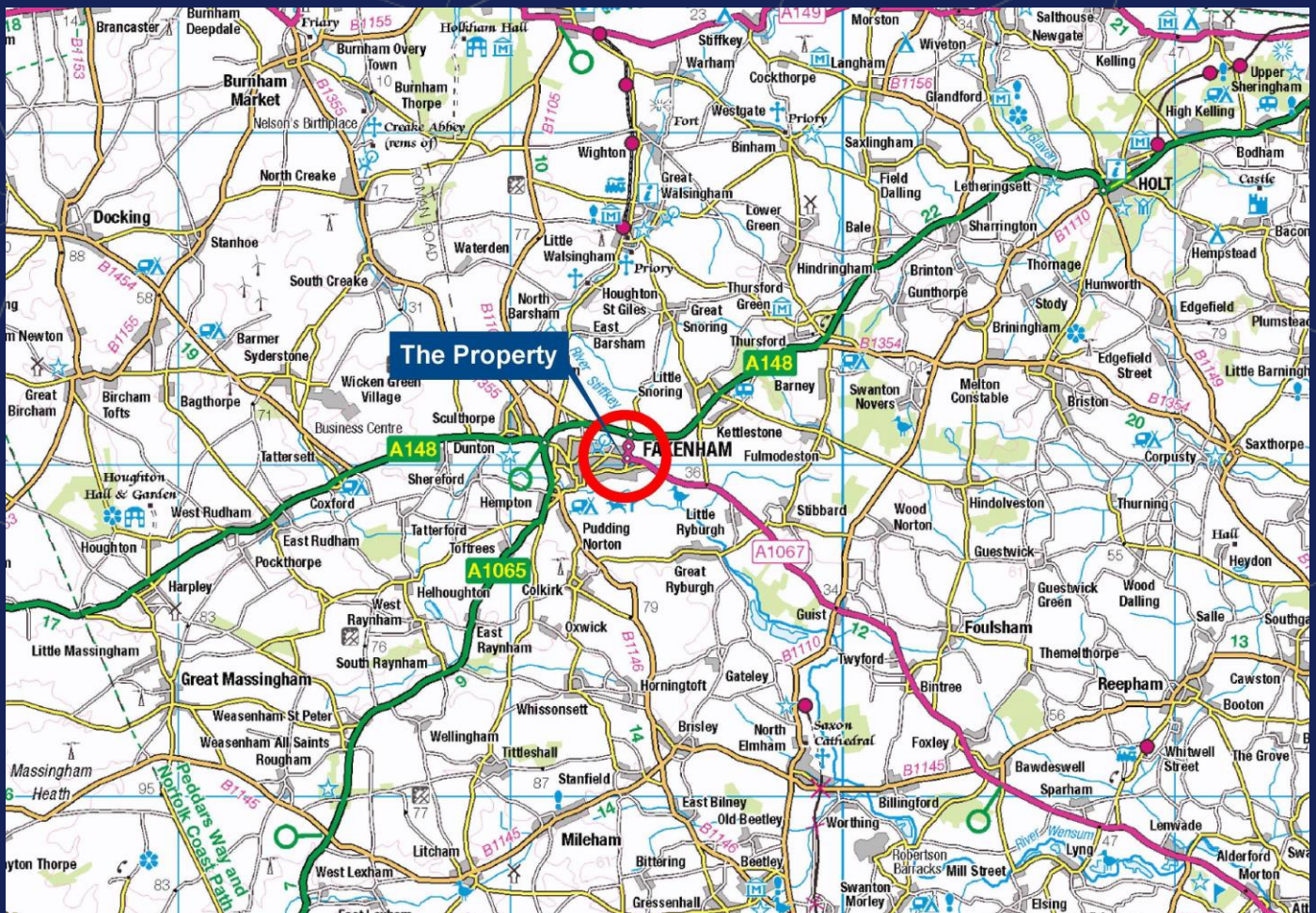
LOCATION

Fakenham is a busy market town situated halfway between King's Lynn (22 miles) and Norwich (25 miles).

It is known as the gateway to the north Norfolk coast and acts as a major retail and trade distribution centre for north Norfolk.

The unit is situated on Fakenham's main industrial estate and as you enter the estate from the A1067, Pensthorpe Road, the unit is the 3rd on the left.

Other occupiers in the immediate vicinity include Toolstation, Jack Richards Transport and Kings & Barnhams.



SUMMARY

Description

The property, which was built circa 1976, comprises a detached industrial unit, of concrete portal frame construction and brickwork elevations with original profile sheet cladding.

Whilst there are four loading doors, the larger original door at the front is not currently in use.

There is a personnel entrance at the front into the warehouse and to the left-hand side, which gives access to the office.

The main warehouse floor is of concrete and is divided into two areas by way of a blockwork wall. A mezzanine covers the main warehouse in full, beneath which is circa 2.24 m in height.

The smaller warehouse (to the left-hand side) is accessed by a small (1.92 m wide) roller door at the front. There is a kitchen, WCs, side entrance and stairs, as well as a further storage area to the rear.

The stairs provide access to the 1st floor office which is divided into three areas.

The property benefits from a low site density and there is circa 0.50 acres of undeveloped land to the rear of the unit.

Accommodation

The following gross internal floor area is provided:

	Sq. Ft.	Sq. M.
Ground Floor	6,112	567.82
1st Floor Offices	630	58.53
Total	6,742	626.35

The property is fitted with a mezzanine which provides a further 4,114 sq ft (382.20 sq m).

Additional information

Terms

The property is available as a freehold sale.

Price on application.

Business Rates

According Valuation Office Agency website, the property has a Rateable Value of £26,750.

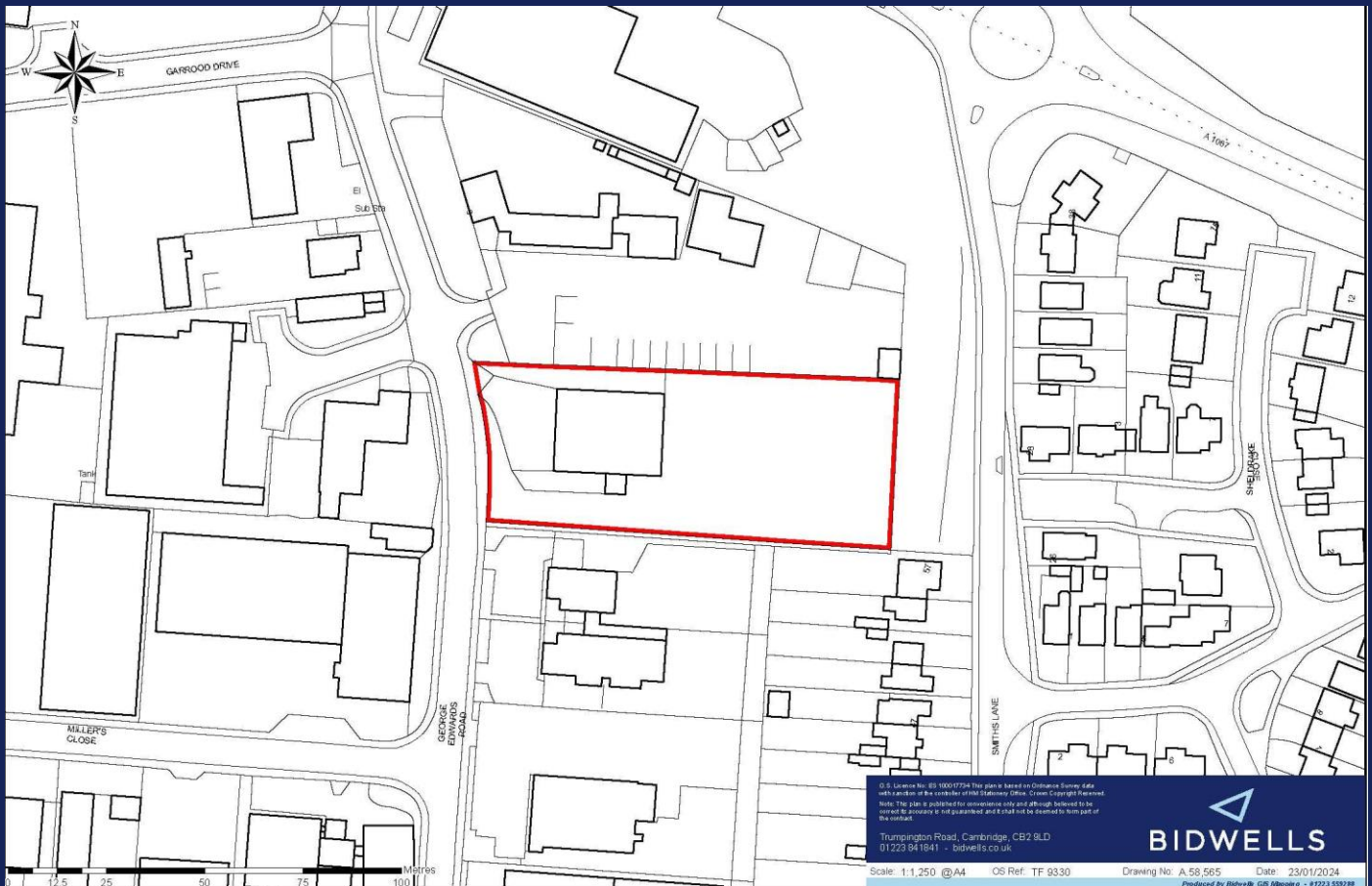
For further information regarding the current multiplier, please contact the sole agents.

EPC

A copy of the EPC is available upon request.

GALLERY





Enquiries

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