



Photo of Phase 1

NEW BUILD INDUSTRIAL/WAREHOUSE UNITS
PHASE 2, UNITS 1-6 DAKOTA ROAD, NORTH PICKENHAM, NORFOLK, PE37 8PR

BROWN & CO



NEW BUILD INDUSTRIAL/WAREHOUSE UNITS , PHASE 2, UNITS 1-6 DAKOTA ROAD, NORTH PICKENHAM, NORFOLK, PE37 8PR

Newly Constructed Warehouse/Industrial Units To Let

TO LET FROM £15,470 PAX | 146 SQ M (1,572 SQ FT) TO 876 SQ M (9,429 SQ FT)

- Available January 2027
- Secure fenced and gated site with CCTV surveillance
- Minimum eaves height of 6.5m



ACCOMMODATION

DESCRIPTION	sq ft	sq m
Unit 1	1,572	146
Unit 2	1,572	146
Unit 3	1,572	146
Unit 4	1,572	146
Unit 5	1,572	146
Unit 6	1,572	146
TOTAL GIA	9,429	876

LOCATION

North Pickenham Industrial Estate is located in the Norfolk village of North Pickenham, approximately 6 miles north-east of Swaffham, with convenient access to the A47 connecting to King's Lynn, Norwich and the wider East Anglia region.

Set within an established commercial environment, the estate is home to a range of industrial, storage, agricultural and trade occupiers. Its central Norfolk location, combined with good transport links and a strong local business community, provides a flexible and cost-effective base for businesses requiring industrial, storage, distribution or workshop accommodation.

ACCOMMODATION

The units provide approximately 146 sq m (1,572 sq ft) of open-plan warehouse/workshop accommodation, with the option for a WC and kitchenette to be installed.

Externally dedicated parking is available directly in front of the units, with additional parking located opposite.

Phase 2 comprises a terrace of six units with a minimum eaves height of 6.5m. Flexible configurations are available, with units capable of being combined to provide larger floor areas of up to approximately 876 sq m (9,429 sq ft), subject to occupier requirements.

SERVICES

Mains water, electricity and drainage will be connected to the units.

BUSINESS RATES

To be confirmed.

LEASE & RENTAL TERMS

The units are available to let individually or combined for a term of years to be agreed at a rent of £15,470 per annum, inclusive of estate charge.

EPC

To be confirmed.

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 letting.

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact:

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