

01263 713143 | holt@brown-co.com



Units 5A & 5B, Glaven Road Industrial Estate

Holt, NR25 6ES

TO LET

£22,000 P.A.

Two ground floor industrial units located close to Holt town centre available as a whole or in parts depending on tenant requirements.

- Flexible ground floor work spaces available as a combined unit or in two self contained units.
- Exterior parking within a large secure yard to the front of the properties.
- Close to Holt town centre and town bypass with good links to Norwich and North Norfolk.

264.8 sq m (2850 sq ft)



Location

Holt is a busy former market town situated in the centre of north Norfolk, an area considered by many as one of England's finest. It is home to the famous Gresham's School and is a very popular destination for holidaymakers, second home owners and the retired. The town is one of North Norfolk's 'Principal Settlements' and as such is a primary retail destination with a strong collection of both local and national retailers. Demand for commercial property in Holt has remained strong for over a decade with few vacancies and rising rents throughout recent economic uncertainties.

Holt has a catchment population of about 13,400 with a wider catchment area reaching from Cromer and Overstrand to the east, Melton Constable and Thursford to the west and Saxthorpe to the south of almost 45,000 residents.

The town lies less than 5 miles from the scenic villages of Blakeney and Cley-next-the-Sea along the coastal Area of Outstanding Natural Beauty while the cathedral city of Norwich, with its airport and frequent rail service to London Liverpool Street, is only 23 miles to the south.

Description

A well-located industrial unit which provides flexible accommodation on one floor which can be let as a whole or in parts. Each unit's accommodation comprises an open warehouse area with roller and personnel doors together with a W.C. in each unit.

There is 3 phase electricity connected to both units.

The units are well positioned within the town's main industrial area close to the A148 which is the arterial route connecting Holt to Cromer, Fakenham and the rest of north Norfolk.

Each property offers an open and light space which could suit a range of uses with ample off road parking to the front within a large secure yard.

Accommodation

Name	Sq M	Sq ft
5A	132.4	1425
5B	132.4	1425
Total	264.8	2850

All areas are approximate and exclude W.C.

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.

EPC

E

Business Rates

Rateable Value £15,250

Terms

A new head lease for the premises either combined or as two separate self-contained units is available on fully repairing and insuring terms with the length and other terms to be determined.

VAT

It is understood that VAT is not applicable.

Legal Costs

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

Viewing & Further Information

Strictly by appointment with the sole letting agent:-

Brown & Co

1A Market Place
Holt
Norfolk,
NR25 6BE

Tom Cator

01263 713143
tom.cator@brown-co.com



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 of 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. These particulars were prepared in August 26.