



INDUSTRIAL/WAREHOUSE UNIT

THE OLD FOUNDRY, NORWICH ROAD, LUDHAM, GREAT YARMOUTH, NR29 5QD

- Minimum eaves height of 3.84m, rising to 5.81m
- Mezzanine offices
- 3-phase electricity
- 0.68 acres for loading, storage and/or parking

TO LET £31,200 PAX | 436.3 sq m (4,697sq ft)

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BROWN & CO

LOCATION

The Old Foundry is located on Norwich Road (A1062) in Ludham, a village situated approximately 15 miles north-east of Norwich and 14 miles north-west of Great Yarmouth. The property forms part of an established commercial location on the edge of the village and benefits from direct access to the A1062, which connects with the A149 coastal road and wider Norfolk road network.

The surrounding area comprises a mix of commercial, industrial and trade occupiers together with residential and village amenities. The property is positioned within reasonable reach of Norwich, Great Yarmouth, North Walsham and the Norfolk Broads area.

DESCRIPTION

The property comprises a semi-detached industrial/warehouse unit with blockwork elevations beneath a pitched metal sheet roof incorporating translucent roof lights.

The unit benefits from a concrete floor, 3-phase electricity suspended LED strip lighting, gas-fired heating units and a manual roller shutter door measuring approximately 3.59 m (h) x 2.62 m (l). The property has a minimum eaves height of 3.84 m, rising to 5.81 m at the apex.

There is also a mezzanine floor providing two carpeted, air-conditioned offices with suspended ceilings.

Externally there is some parking to the front of the property with an additional 0.68 acres of land to the rear suitable for loading, storage and/or parking.

ACCOMMODATION

The property comprises the following floor areas:

Description	Sq ft	Sq m
Warehouse	4,226	392.6
Mezzanine offices	471	43.8
Total NIA	4,697	436.3

SERVICES

We understand mains three phase electricity, water and drainage are connected to the unit. 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.

BUSINESS RATES

The property is currently assessed under multiple listings and will require reassessment on an individual basis. For further information please contact the Business Rates team at North Norfolk Council.

IMPORTANT NOTICES

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LEASE & RENTALTERMS

The property is available to let by way of a new full repairing and insuring lease for a number of years to be agreed at a rent of £31,20 per annum exclusive.

EPC

The property has an EPC rating of D(76).

VAT

To be confirmed.

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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