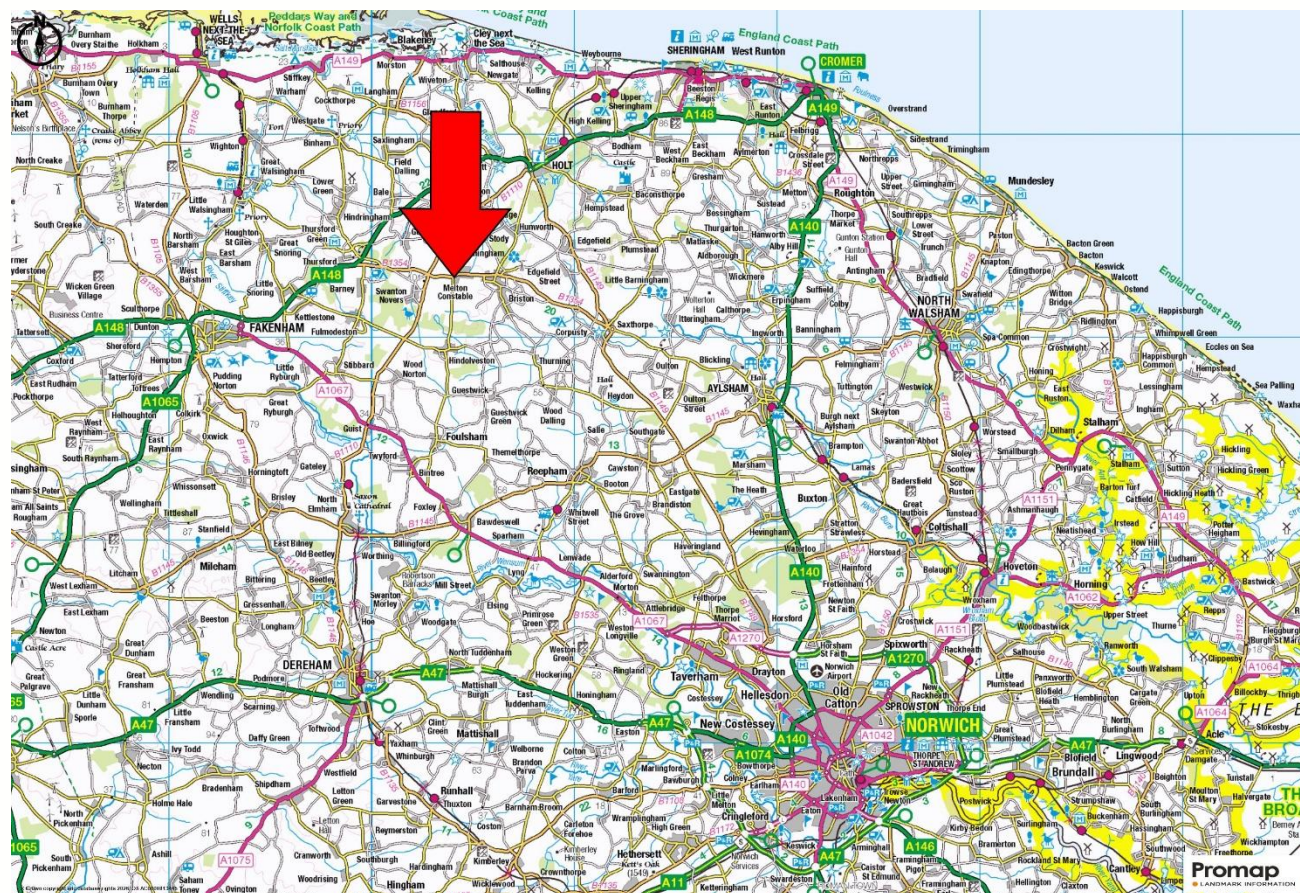




Industrial Premises with Yard
641.46 m² (6,905 SqFt) on 0.6 acres (0.24 hectares)

Industrial

For Sale



- ESTABLISHED TRADING LOCATION
- GOOD TRANSPORT LINKS
- AMPLE PARKING AND OPEN STORGAE
- CONCRETE FORECOURT
- 3 PHASE ELECTRICITY
- FREEHOLD

Unit 4 & 5, Peacock Way, Melton Constable, NR24 2BY

Melton Constable is a village in North Norfolk, approximately 5 miles south-west of Holt and 9 miles east of Fakenham, with good transport links via the A148, well positioned to serve both local and regional markets.

The Marriott Way Industrial Estate lies to the west of the village and is an established trading location for a range of local businesses. The property is located off Marriott Way via Peacock Way, with direct access from the estate's main road.

What3words:///incensed.ally.joints

Note: Arnolds Keys for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessee should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Arnolds has any authority to make or give any representation or warranty whatever in relation to this property.



Unit 4 & 5, Peacock Way, Melton Constable, NR24 2BY

Description

A self-contained industrial site extending to approximately 0.24 acres, providing two detached single-storey steel portal frame units with corrugated steel cladding, brick lower elevations and a double-skinned fibre cement roof.

Unit 1 is a dual-pitched unit currently configured to provide showroom/storage accommodation, with office space to the front, plus kitchen and WC facilities. The unit benefits from side elevation roller shutter door access.

Externally, Unit 1 offers forecourt parking to the front and a gravelled/grass area to the rear.

Unit 2 is currently utilised as a workshop and provides largely open plan accommodation with two manual roller shutter doors, an inspection pit, three-phase power and a timber-framed mezzanine floor. The unit has a minimum eaves height of 4.4m rising to approximately 5.4m and includes kitchen and WC facilities.

The property further benefits from extensive external concrete storage/parking to the front and side, previously used for the storage and sales of caravans, providing excellent circulation and open storage capability.

The property is connected to mains water and electricity, with three-phase power available.

Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice and calculate the following approximate net internal floor areas:

Description	M ²	Sq Ft
Unit 4	162.00	1,744
Kitchen	13.57	146
Reception	5.49	59
Store	8.88	96
Mezzanine	22.82	246
Unit 5	428.71	4,615
Total NIA	641.46	6,905

Terms

The freehold interest in the property is available for sale at **£470,000** exclusive.

Units 1 and 2 may be available to purchase separately. Please contact the agent for further information.

Business Rates

The property has been entered onto the Valuation Office Agency website as the following:

Description: Workshop and Premises

Rateable Value: £22,250

Rates Payable 2026/2027: £9,612

Legal Costs

Each party to bear their own costs

VAT

Our client reserves the right to charge VAT in line with current legislation.

EPC

The property has an EPC rating of:

Unit 4: C

Unit 5: D

Viewing and further information

Strictly by appointment with the sole agents:

Arnolds Keys 01603 216825

Harry Downing

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DDi: 01603 216806

SUBJECT TO CONTRACT - HRD/njr/120

Arnolds | Keys

Trusted Property Experts

