



WAREHOUSE AND OFFICE PREMISES

ALPHA DELTA HOUSE, RASHS GREEN, DEREHAM,
NORFOLK, NR19 1JG

- Versatile warehouse and office space
- Accessable and visible site
- Established industrial estate location available on a new lease

£115,000 P.A.X. LEASEHOLD | 1,667.0 sqm (17,943 sqft)

Nick Dunn

Brown&Co

M: 07977 121341

T: 01603 598241

E: nick.dunn@brown-co.com

Norwich

The Atrium, St Georges St Norwich, NR3 1AB

T 01603 629871 | E norwich@brown-co.com

BROWN & CO

LOCATION

The market town of Dereham lies approximately 15 miles west of Norwich and 25 miles East of Kings Lynn.

The property is prominently positioned at the gateway to the established Rashes Green Industrial Estate and has excellent access to the A47 and A1075.

DESCRIPTION

The available space forms part of a larger industrial/warehouse buildings and benefits from separate forecourt loading and parking areas.

The accommodation comprises a high bay warehouse/works area with small entrance/trade counter (minimum 6.8m eaves) with a roller shutter vehicular access door to the front warehouse, with additional loading access to the rear warehouse over the landlord's retained yard.

The offices are situated to the front of the property and are of single storey construction, split into a number of open plan and cellular areas, with WC and new kitchen facilities.

ACCOMMODATION

The property provides the following gross internal floor area:

Description	Sqft	Sqm
Offices	2,660	247.1
Front warehouse	4,226	392.6
Rear warehouse	10,873	1,010.1
Total GIA	17,943	1,667.1

Please note the offices adjoin but are not internally linked to the warehouse space.

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.

BUSINESS RATES

Business rates will be the responsibility of the occupier. The premises have the following assessment:-

Description - Warehouse & premises

Rateable Value - £83,500

Rates payable for 2026/27 - £40,080

TENURE

The premises are available to let on a new full repairing and insuring lease for a term of years to be agreed, at a rent of £115,000 per annum exclusive.

EPC

The property has the following EPC ratings:

Offices - E(107)

Warehouse - C(75)

VAT

We understand the property is elected for VAT and therefore VAT will be charged on the rent.

LEGAL COSTS

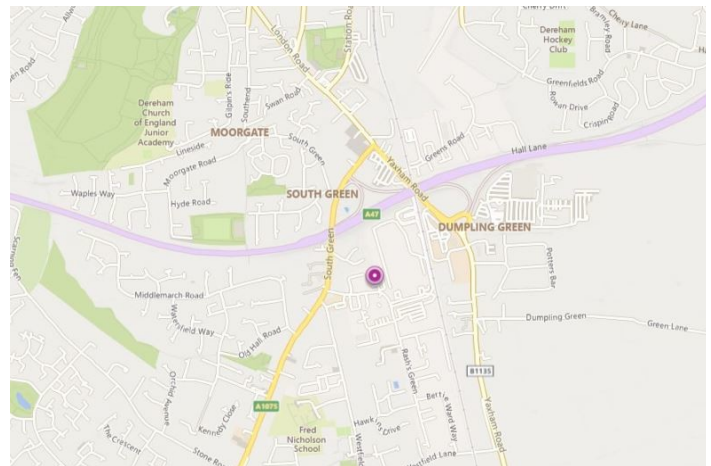
Each party will be responsible for their own legal costs incurred in documenting the letting.

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact:

Brown&Co
Nick Dunn
01603 598241
07977 121341
nick.dunn@brown-co.com

Brown&Co
Lily Jerome
01603 629871
lily.jerome@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 others 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 or 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 Basic 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: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated April 26

Norwich

The Atrium, St Georges St
Norwich, NR3 1AB

T 01603 629871 | E norwich@brown-co.com

BROWN & CO

Property and Business Consultants