



UNIT 10 CREAKE BUSINESS PARK, THE COMMON, NR21 9JB

FLEXIBLE COMMERCIAL SPACE

- Virtually Brand New Unit
- Part of Modern, Good Quality Development
- Well Located between Fakenham and Burnham Market
- Ideal for Starter Businesses

£10,000 P.A.X. LEASEHOLD | 829 Sqft (77 sqm)

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LOCATION

The property is situated on Creake Business Park, a modern development surrounded by picturesque countryside of 10 high-quality office and light industrial units. The development occupies a strategic commercial location 3 miles off the A148 between Fakenham and Burnham Market. The property is 5 miles from Burnham Market and 3 miles from Fakenham.

The estate is now established with occupiers including Spice Building, Nola Fitness, Pat Johnson Paint and Body Repairs, Motorworks Norfolk and Summit Sports & Classics.

DESCRIPTION

The property comprises a modern industrial unit constructed in 2020. The building is of steel portal frame construction with profiled steel sheet cladding to all elevations and roof.

Internally, the ground floor accommodation comprises a warehouse with a power floated concrete floor with an electric up and over doors and W/C. A mezzanine floor has been installed providing additional storage and fitted office accommodation, benefiting from sensor-controlled LED lighting and heating/cooling units.

ACCOMMODATION

The property has the following (approximate) gross internal floor area:

Description	Sqft	Sqm
Warehouse	452	42
First Floor	377	35
Total GIA	829	77

Please note measurements are approximate and taken from plans.

SERVICES

Mains water, electricity, gas and private drainage system are connected.

SERVICE CHARGE

A service charge of £458 per annum (excluding VAT) is applicable which covers annual roller door service, sewage and water treatment, gutter and cladding cleaning, building insurance and site landscaping.

BUSINESS RATES

Tenants are advised to contact the Local Authority in order to confirm the amount payable as the property may be eligible for some form of small business rates relief.

Rateable Value from 1 April 2026: £2,800

Rates Payable from 1 April 2026: £0

LEASE & RENTAL TERMS

The property is offered for lease on terms to be agreed.

EPC

The property has an EPC rating of A

VAT

It is understood that VAT is applicable.

LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

Strictly by appointment with the Letting Agent.

For further information or to arrange a viewing please contact:

AGENT

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Ruby Goodchild

07867 140216

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IMPORTANT NOTICES

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