



A FINE OPPORTUNITY TO SECURE A PROMINENT INDUSTRIAL UNIT IN FAKENHAM

FAKENHAM | NORTH NORFOLK

An opportunity to acquire a prime industrial space located in a prominent position on Garrood Drive in Fakenham.

TO LET £16,600 PAX

BROWN & C²

DESCRIPTION

4 Garrood Drive, Fakenham, Norfolk, NR21 8NN

4 Garrood Drive is a well proportioned and prominent industrial space well located within Fakenham’s principal industrial estate off the Pensthorpe Road, which is an arterial route into Fakenham. Hereby the unit has easy access onto both the A148 to Kings Lynn and Cromer and A1067 to Norwich.

The flexible accommodation is currently used as a storage base with a reception area, kitchen, industrial space, mezzanine and W.C. There is ample off road parking to the front of the unit.

The unit is ready for immediate occupation and could be used for a number of uses.

LOCATION

Fakenham is a busy market town situated halfway between King’s Lynn and Norwich. It benefits from the Thursday Market that dates back to 1250 and a Farmers’ Market on the last Saturday of each month with a range of locally grown produce. It is known as the gateway to the north Norfolk coast and acts as a major retail and trade distribution centre for north Norfolk. Kings Lynn (22 miles) Norwich (25 miles).

ACCOMMODATION

Name	Sq M	Sq ft
Ground Floor	363	3907
Total	363	3907

These measurements are approximate. There is a mezzanine which has not been included in these measurements.

VAT

It is understood that VAT is not applicable.

EPC

EPC rating E (125).

RATEABLE VALUE

The Rateable Value is £14, 250

TENURE

Leasehold. The premises are available immediately on a new full repairing and insuring lease for a length to be determined.

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



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