

To Let: Warehouse with offices

**Durrants**  
Commercial



**15 Maurice Gaymer Road,** Attleborough, NR17 2QZ  
Guide Rent: £180,000 per annum plus VAT





2050



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£78,500

### LOCATION

Attleborough is a busy market town located off the A11 providing excellent transport routes. Approximately 12 miles North-East from Thetford, Norwich is located 14 miles to the North-East and Cambridge some 44 miles South-West. Sited close to Attleborough railway station, this being on the Norwich to Cambridge line.

The property is located on the Maurice Gaymer Road Industrial Estate which is the largest and most established estate in Attleborough with frontage directly to Maurice Gaymer Road.

Nearby occupiers being Anglia Free Range Eggs, Thurlow Nunn, Banham Poultry, and Norwich Sunblinds.

### DESCRIPTION

The premises comprises a detached steel portal insulated modern warehouse with eaves height of around 7.16m with new electric roller shutter doors on two sides.

Reception, ancillary offices and toilets are housed in an attractive brick and glass fronted extension with meeting room on the first floor overlooking Maurice Gaymer Road.

### ACCOMMODATION

	Net Internal Area	
	Sq. m	Sq. ft.
Ground floor offices	151	1625
Warehouse	1747	18804
First floor offices	154	1657
<b>Total</b>	<b>2052</b>	<b>22086</b>

### LEASE TERMS

- Term: 6 years
- Commencing: £180,000 Plus VAT per annum
- Deposit: Three months rent to be held throughout the term
- Repairs: Effective full repairing lease subject to a Schedule of Condition
- Insurance: Landlord insures and tenant repays premium.
- Outgoings: Tenant to be responsible for all outgoings including business rates, service charges and utility charges.
- Landlord & Tenant Act 1954: Outside the Act.
- Legal costs: Each party to bear their own costs in this transaction.
- VAT: An election has been made and therefore VAT is chargeable in addition to the rent.



### SERVICES

- 2 No. electric car fast charging points (22kW).
- Mains electricity, water and foul drainage connected
- Air conditioning to offices and meeting rooms.
- Heating via electric boiler.
- Security alarm system
- Electric roller shutter doors
- The solar panels are not included in the lease, by way of output entitlement and for maintenance responsibilities, however the tenant has an option to purchase electricity from the landlord at a commercial rate.

(Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

### USE

The property has been used as a B8 storage premises with ancillary office accommodation. Full copies of the planning permissions are available upon request.

There is an approved planning consent for additional warehousing space to the right hand side of the premises.

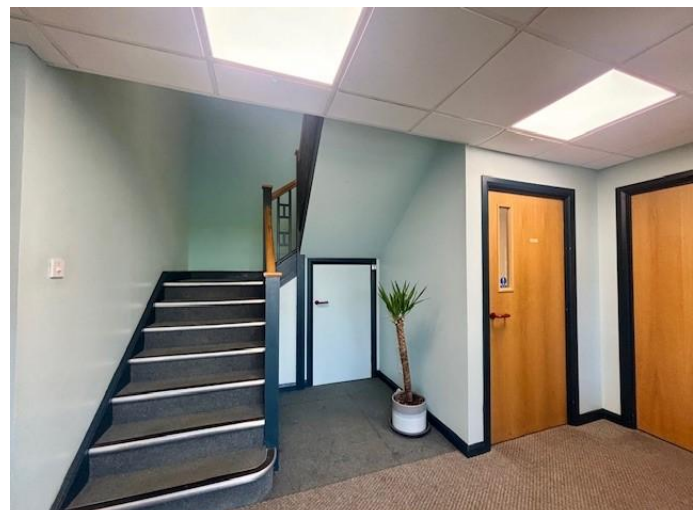
Other uses may be considered subject to necessary application and consent.

### AGENTS NOTE

The racking from the premises is to be removed or retained if required by a new tenant.

### LOCAL AUTHORITY

Breckland Council, Elizabeth House, Walpole Loke, Dereham, Norfolk, NR19 1EE. Tel: 01362 656870

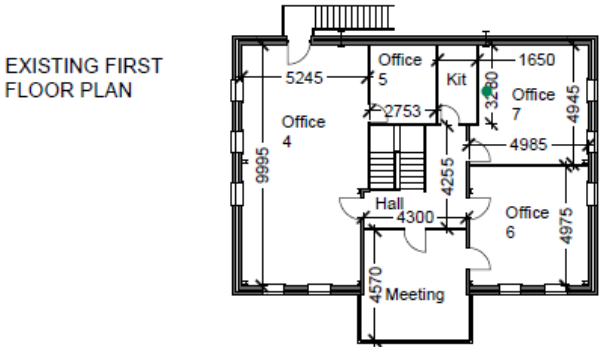
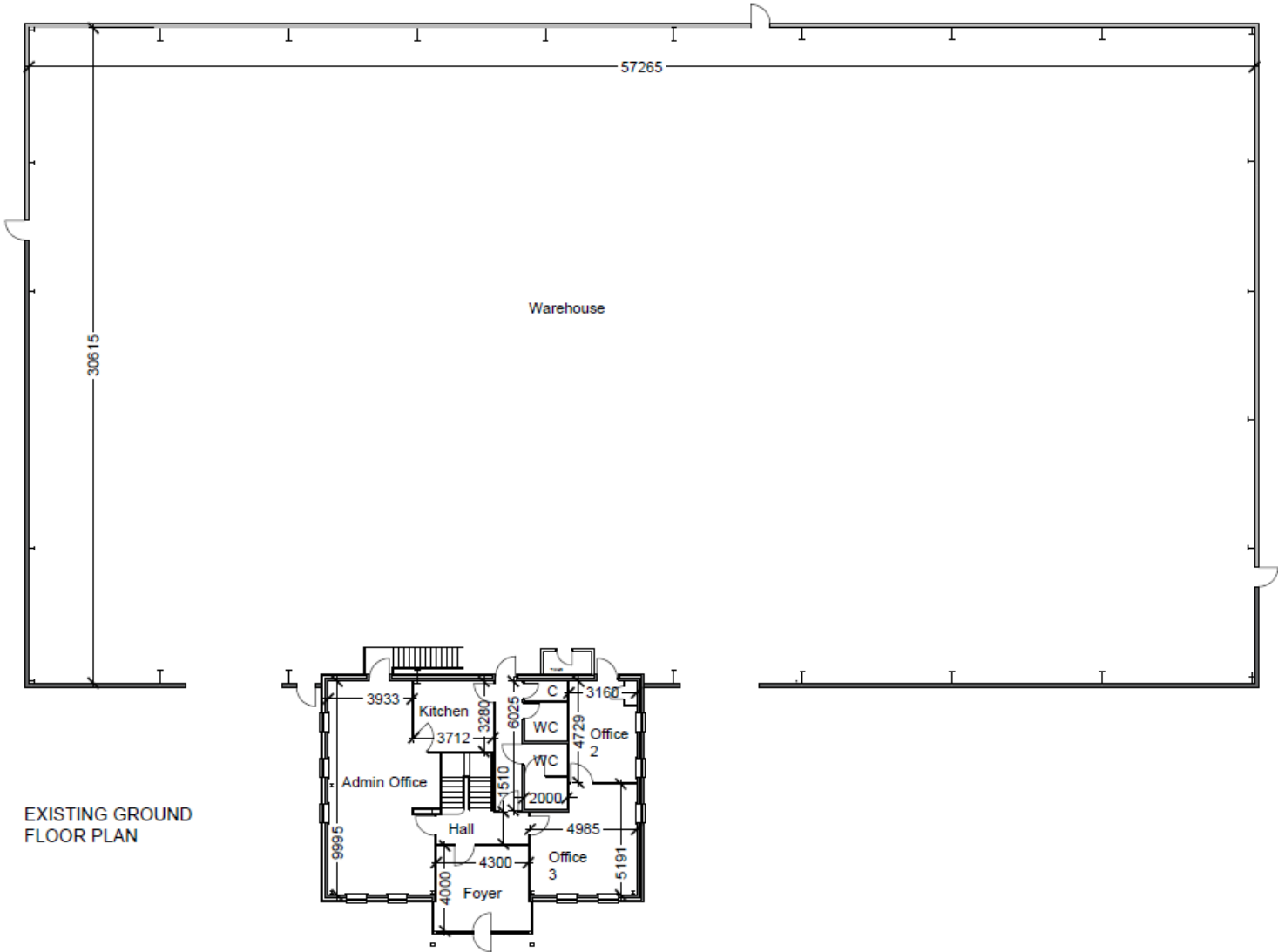




## Location Maps



Floor plan







## VIEWING

Strictly by arrangement with the agents Commercial Office.

## CONTACT US

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