

15 MAURICE GAYMER ROAD
ATTLEBOROUGH NORFOLK NR17 2QZ

To Let: Warehouse/Distribution Centre

DURRANTS
SINCE 1853

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To Let: Warehouse/Distribution Centre

Guide Rent: £180,000+VAT per annum

Key Features

- Modern substantial B8 warehouse
- 2,052sq.m (22,086sq.ft)
- Eaves of 7.16m, ridge of 9.1m
- Network of offices
- Electric roller doors
- Fenced site with yard
- Convenient access to A11
- LED lights
- Air-conditioning and heating
- Security and fire alarms



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.

The property benefits from a secure fenced yard space with potential for additional parking or hardstanding.

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



ACCOMMODATION

	sq m	sq ft
Warehouse	1,747	18,804
Ground Floor Offices	151	1625
First Floor Offices	154	1657
Total	2,052	20,086

LOCATION

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

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.



SERVICES

The property is connected to mains three phase electricity, water and foul drainage. The property also benefits from 2 electric car fast charging points (22kW), air conditioning to the office block, security alarm and fire alarm. There is an underground 4,500 litre diesel tank in the yard.

On the roof of the warehouse are 198 PV panels covering the south facing roof, providing a 100kW solar system. 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.

LEASE TERMS

The property is available on a full repairing and insuring lease for a minimum term of 5 years. Any lease will be contracted outside of the Landlord and Tenant Act 1954. A deposit will also be held by the Landlord.



ENERGY PERFORMANCE

The property has an Energy Performance Certificate (EPC) rating of C(73). A full copy of the EPC is available on request.

LOCAL AUTHORITY

Breckland Council.

RATEABLE VALUE

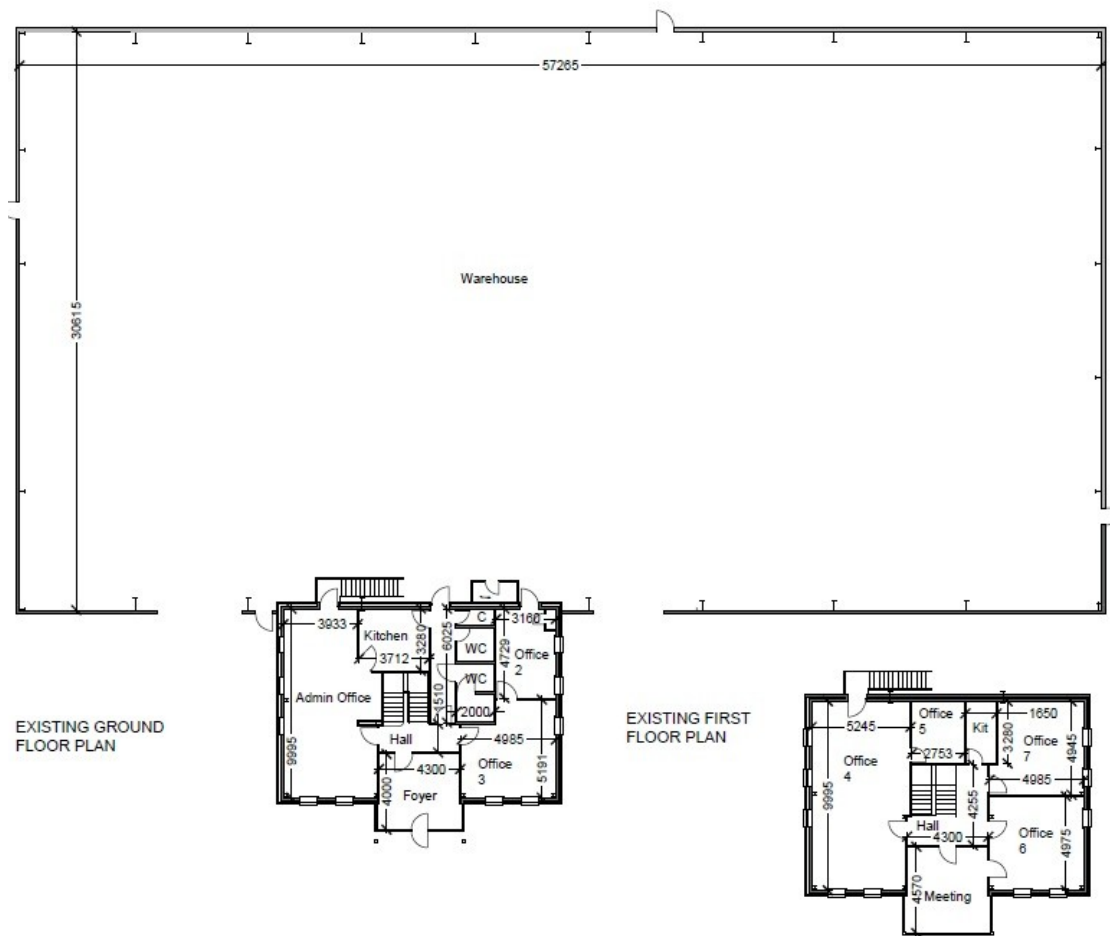
The property has a Rateable Value of £86,500 from April 2026. The Tenant is to be responsible for Business Rates.

DIRECTIONS

From Attleborough, head out of the town on Station Road. After crossing the railway line, turn right onto Maurice Gaymer Road, where the property will be found after 200m on the left hand side.

What 3 Words: [///blacked.occupiers.towels](http://blacked.occupiers.towels)



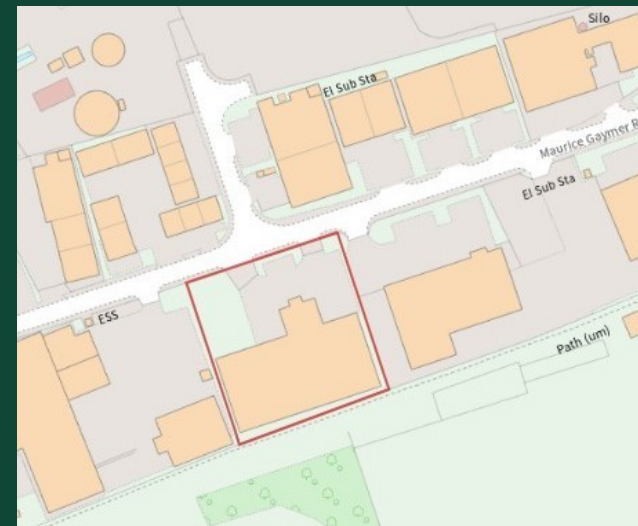


EXISTING GROUND FLOOR PLAN

EXISTING FIRST FLOOR PLAN

IMPORTANT NOTICE

1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



VIEWING

Strictly by arrangement with the agents.

CONTACT US

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