



Ferry Road, Langley, Norwich

£1,250 pcm - Tenancy Info

Energy Efficiency Rating : TBC

- ✓ Riverside Commercial Premises
- ✓ Large Quay Heading & Slipway
- ✓ Over 3600 Sq. ft (stms) of Storage
- ✓ 630 Sq. ft Office Building (stms)
- ✓ Approx. 500ft of Mooring (stms)
- ✓ Full Insuring & Repairing Lease
- ✓ Ideal for a New or Existing Venture
- ✓ Amazing Views!

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116





IN SUMMARY

RIVERSIDE COMMERCIAL PROPERTY including DIRECT RIVER ACCESS, over 3600 Sq. ft of WORKSHOP and LEAN-TO STORAGE, and over 630 Sq. ft of OFFICE/CLUB HOUSE SPACE. Offered on a FULLY MAINTAINED and INSURING LEASE of 6+ YEARS the property has been recently UPGRADED including a NEW ROOF to the lean-to, FULL RE-WIRING with new sockets and lighting. The QUAY HEADING and MOORING is also being UPGRADED and RENOVATED prior to letting. The premises could be ideal as a GENERAL OFFICE and STORAGE, or for BOAT HIRE, a venture into PADDLE-BOARD HIRING, with POTENTIAL to charge SLIP WAY and MOORING FEES. General STORAGE for BOATS or CARAVANS or perhaps a SAILING ENTERPRISE!

SETTING THE SCENE

Arriving into the front compound, ample parking is provided, with a slipway leading into the river. Access leads to the various buildings and storage areas.

THE GRAND TOUR

The main work shop building is largely open plan with new lighting and power installed. Various storage areas lead off, with a further lean to storage space and large mezzanine. The office space offers

an open plan area with kitchen and toilet facilities.

THE GREAT OUTDOORS

Passing the office building various lawned and hard standing outdoor spaces can be found.

OUT & ABOUT

The village of Langley is set just ten minutes outside Loddon and offers a wealth of countryside pursuits and walks. Loddon is situated approximately 10 miles south east of Norwich. Offering an excellent range of local amenities which include schooling (primary, junior and secondary), dentist, doctors' surgery, chemist, and library. A selection of shops including supermarket, hardware, newsagents and post office provide a range of provisions. A central car park, situated within the market place provides ample parking with good access to the amenities. Fantastic access to the Norfolk Broads can be found and pleasant countryside walks can be enjoyed.

FIND US

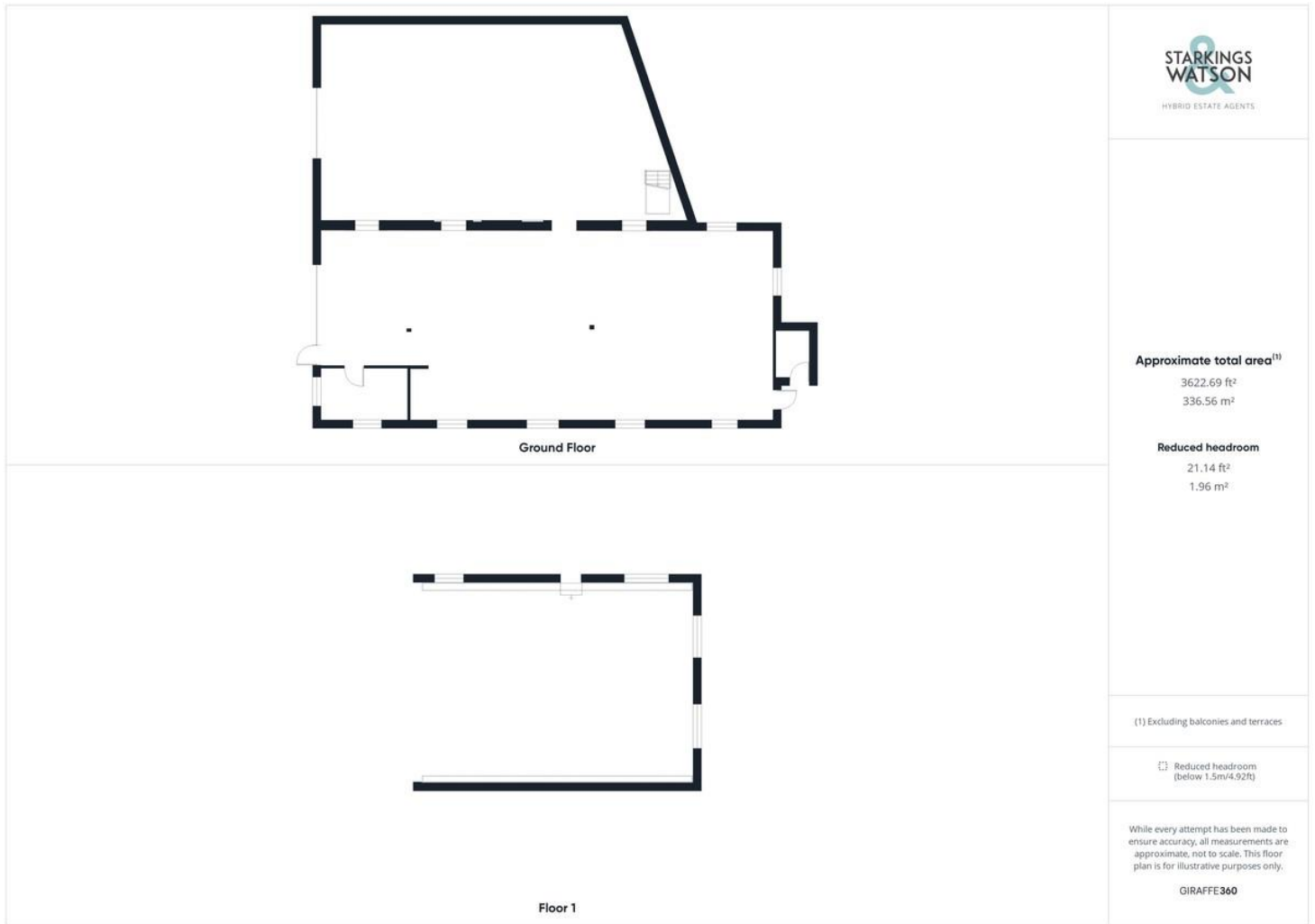
Postcode : NR14 6DH

What3Words : ///enforced.tissue.repeat

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements