



Warehouse/Storage Unit & adjoining Offices, Edgar Road, Bunkers Hill EGMERE.

(BETWEEN FAKENHAM & WELLS)
NR22 6AZ.



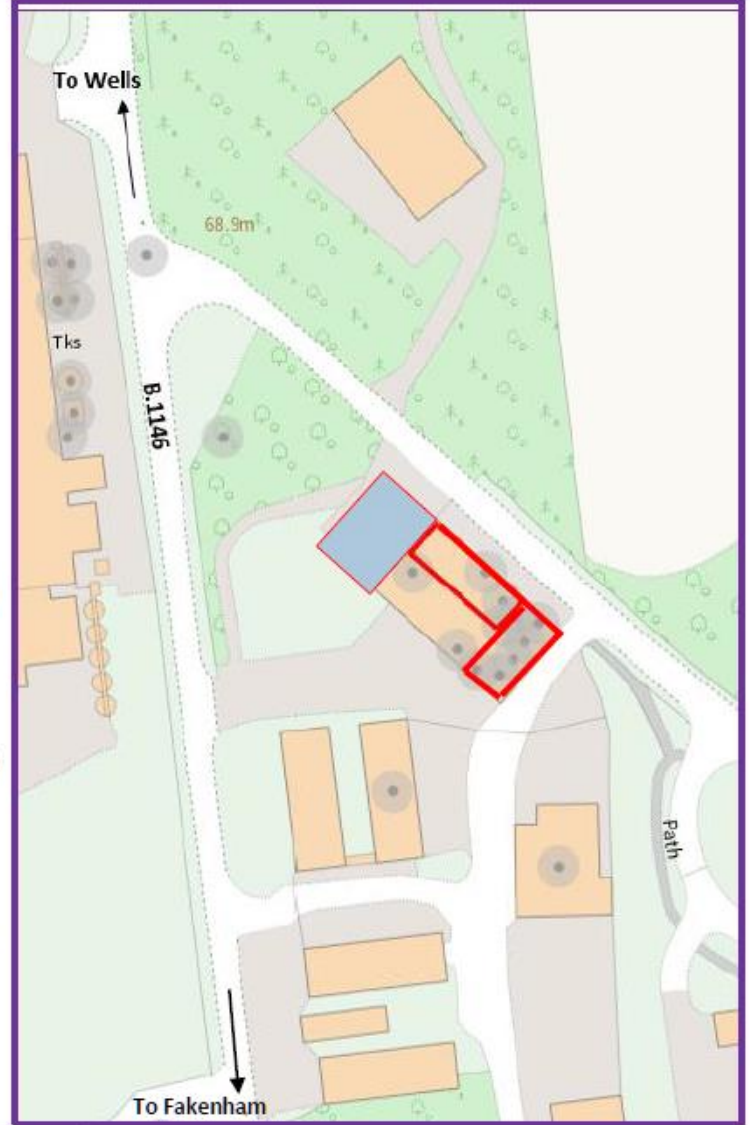
Useful Light Industrial/Warehouse/Storage Unit extending to about 5,000 sq ft with electric roller entrance door, and wide turning/ parking space to the front.

TOGETHER WITH

Adjoining 2 storey office premises extending to about 1475 sq ft (137 sq m) with oil fired central heating and sealed unit double glazing, (and comprising 6 Offices, a Board Room, with Kitchen, toilet facilities).

Conveniently located in a small business park close to the B.1105, - 6 miles from Fakenham and 4 miles from Wells-next-the-Sea.

Rent: £25,000 per annum

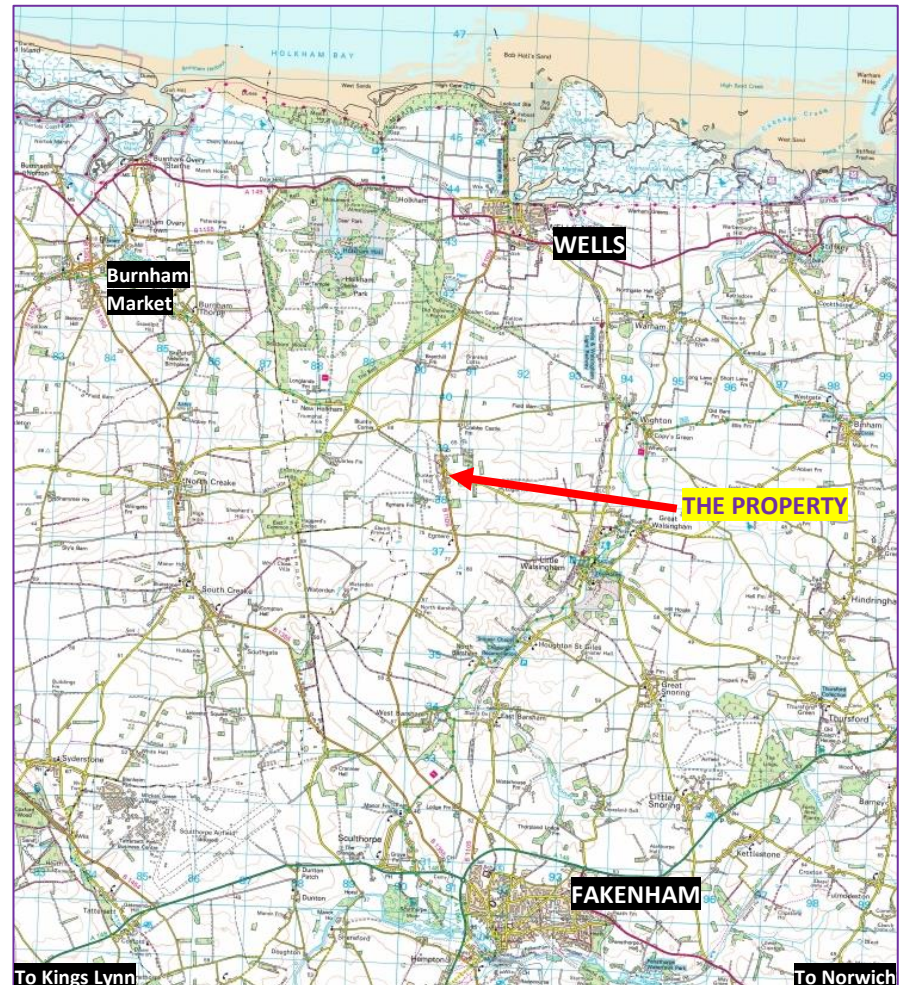
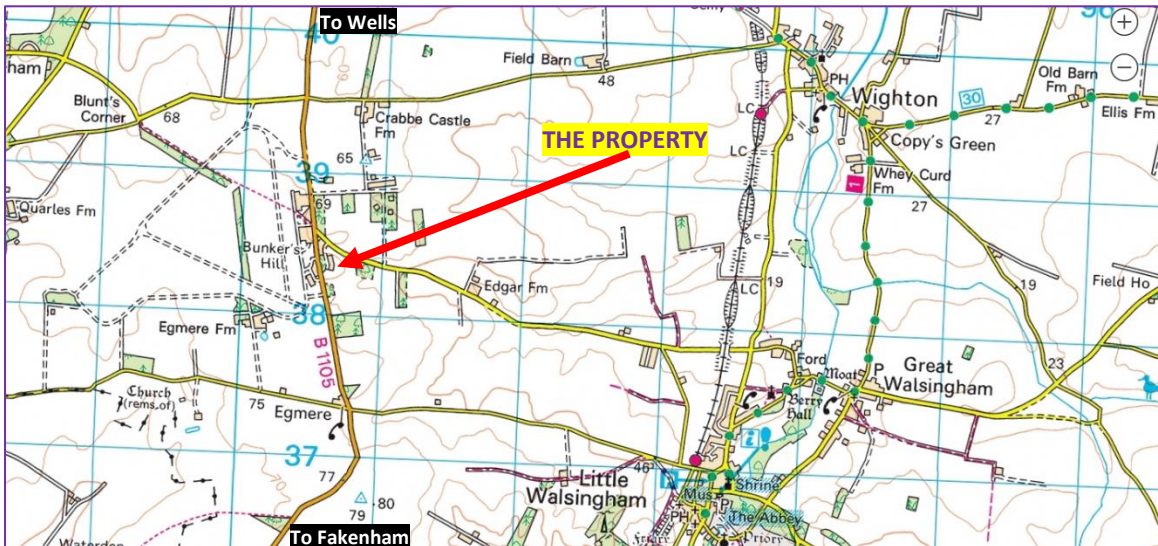


Tel: 01328 864763 office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

Directions: From Fakenham take the B.1105 road towards Walsingham and Wells-next-the-Sea. Turn left at 2 miles onto the 'Dry Road', and continue for a further 4 miles into Egmere. Turn right opposite the ABN premises into Edgar Road. The property is on the right.

Location: Egmere is a small, rural hamlet in the heart of North Norfolk, about a mile West of the historic village of Walsingham – (a place of pilgrimage since 1061, and well served with a variety of shops and public houses). Egmere is almost equidistant from the Market Town of Fakenham and the port and coastal resort of Wells-next-the-Sea, and the B.1105 bisects the hamlet giving good road access to the Towns.

EPC: TBA



To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.

Tel: 01328 864763.

Email: office@baileybirdandwarren.co.uk

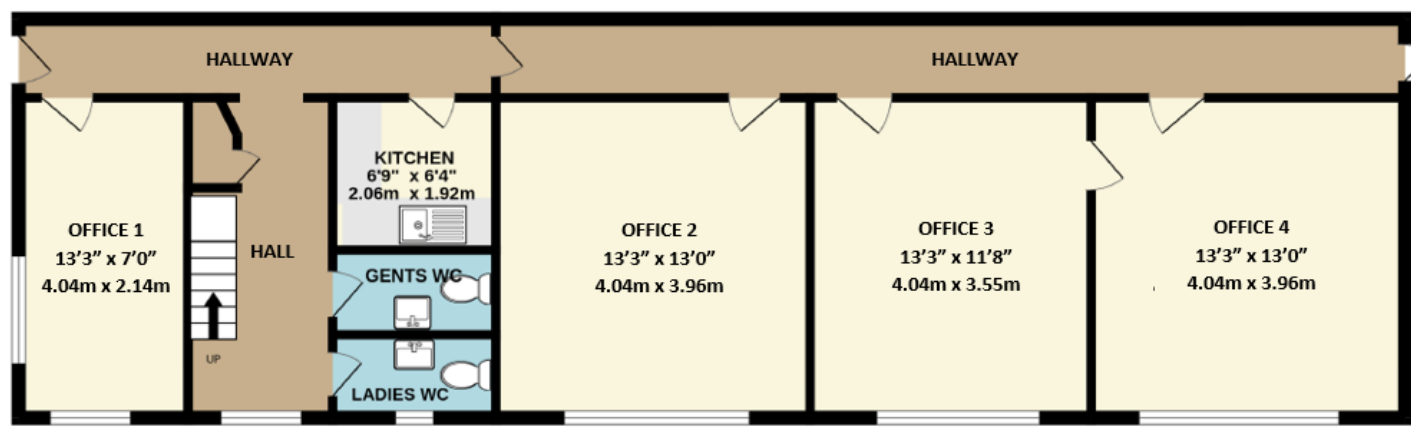
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IMPORTANT NOTICE:

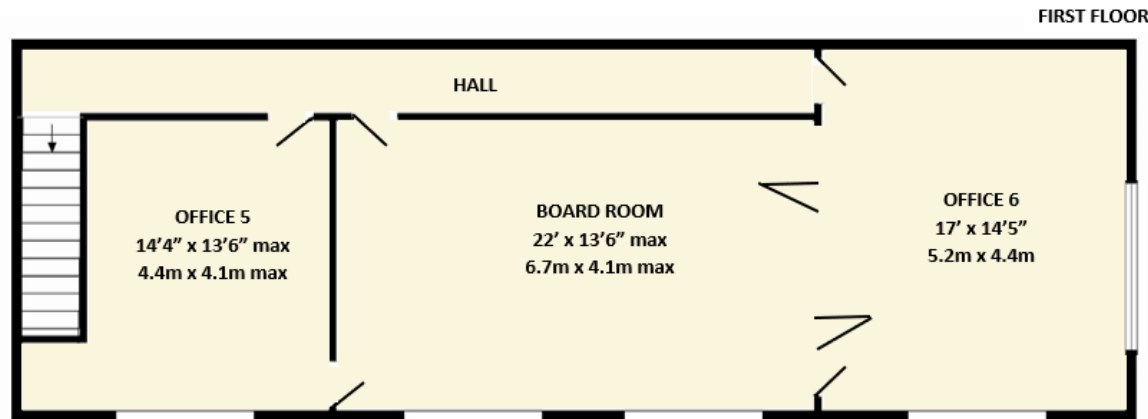
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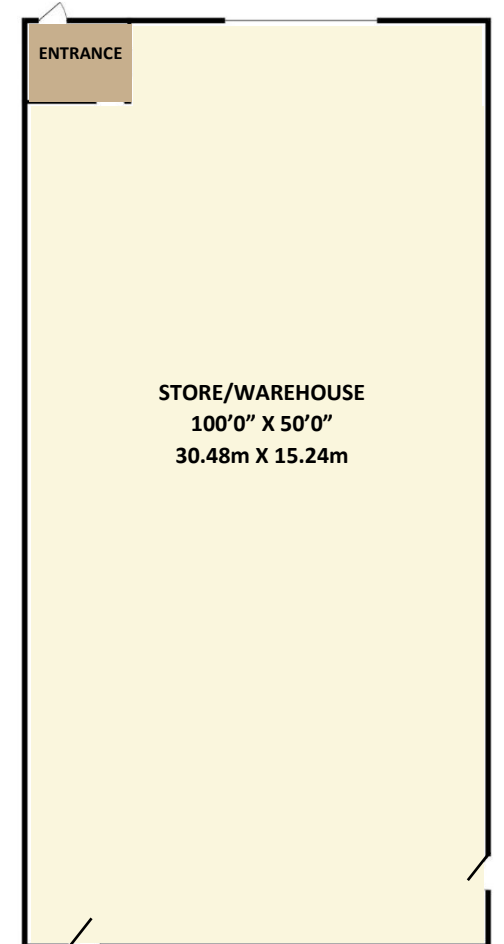
Please note that: Photographs may have been taken with the use of a wide-angle lens and items shown in photographs are not necessarily included with the property. We have not tested any heating installation, other appliances or services, and it is therefore the responsibility of the purchaser or tenant, solicitor or surveyor to ascertain their condition and serviceability. Intending purchasers or tenants, particularly those travelling some distance are advised to check with us first on the availability of the property, and on any points which are of particular importance to them. No person or employee of Bailey Bird & Warren has any authority to make or give any representation or warranties in relation to this property or these particulars, nor to enter into any contract on behalf of the Vendor or Lessor.



GROUND FLOOR



FIRST FLOOR



Located in a rural position, just off the B.1146 road, which links the Market Town of Fakenham with the port & Harbour at Wells-next-the-Sea, in the heart of North Norfolk.

The Port of Kings Lynn, which has a direct rail link to London (Kings Cross) is 25 miles distant, and the City of Norwich, with its international Airport and rail link to London (Liverpool Street), is 31 miles distant.

The Light Industrial/Warehouse/Storage Building.

The premises comprises a modern style Light Industrial Building suitable for warehousing/Storage. The building has concrete block and asbestos walls, beneath an asbestos roof with translucent panels.

ACCOMMODATION:

A metal door with security gate leads to

Entrance Vestibule: with door to

Main Warehouse/Storage Area, 100'0" x 50'0", (30.48m x 15.24m).

Electric roller entrance door, (15'0" (4.6m) wide x 13'0", (4.0m) high). Concrete floor. High level lighting. Fire exits to side and rear.

OUTSIDE: To the front of the building is a wide concrete hardstanding/ turning area suitable for the parking of several vehicles.

The Offices.

GROUND FLOOR: Part double glazed door to;

ENTRANCE HALL: Understairs cupboard housing "Camray II" oil fired central heating boiler. Strip lighting. Fire exit to outside. Staircase to First Floor.

OFFICE 1: 13'3" x 9'7", (4.0m x 2.9m), a double aspect room. Computer points. Telephone point. Strip lights. Venetian blinds.

LADIES' TOILET: Low level WC. Hand basin with tiled splashback. Extractor fan. Coved and artexed ceiling.

GENTS' TOILET: Low level WC. Hand basin with tiled splashback. "Dimplex" electric heater. Extractor fan. Part coved & artexed ceiling.

KITCHEN: 6'9" x 5'6", (2.1m x 1.7m). 1½ bowl stainless steel sink unit with mixer tap, set in fitted work surface with tiled splashback, and drawer, cupboards & appliance space under. Strip lighting. Part coved & artexed ceiling.

OFFICE 2: 13'3" x 13'0", (4.0m x 4.0). Computer points. Telephone point. Strip lights. Vertical blinds.

OFFICE 3: 13'3" x 11'8", (4.0m x 3.6m). Computer points. Telephone point. Strip lights. Interconnecting door to;

OFFICE 4: 13'3" x 13'0", (4.0m x 4.0m). Computer points. Telephone point. Strip lights. Door to hall.

FIRST FLOOR:

HALL/LANDING: Strip lighting. Coved ceiling.

OFFICE 5: 14'4" x 13'6", (4.4m x 4.1m) max. Computer points. Telephone point. Strip lights. Vertical blinds. Coved ceiling. Interconnecting door to;

BOARD ROOM: 22'0" x 13'6", (6.7m x 4.1m). Computer points. Telephone point. Strip lights. Vertical blinds. Coved ceiling. Interconnecting door and full width bi-folding doors to;

OFFICE 6: 17'0" x 14'5", (5.2m x 4.4m). Computer points. Telephone point. Strip lights. Roller blinds. Coved ceiling.

OUTSIDE: A shared gravelled drive leads from the highway to a gravelled car park (on the left) for several vehicles. Oil storage tank.

SERVICES: Mains water, electricity and a private drainage system are connected to the offices. Mains water & electricity are connected to the Warehouse.

DISTRICT AUTHORITY: North Norfolk District Council, Cromer. (01263) 513811.

NOTE: Service charge – included for in the agreement (a Proportion for maintenance of common areas). Maintenance: Landlords are responsible for insuring and repairing the main structure. There is no additional charge for insurance. VAT is not applicable.

TERMS:

The Warehouse building and offices are available together at an initial rent of £25,000 per annum, on flexible terms to be agreed.