



## UNIT 9A (4), MILLERS CLOSE, INDUSTRIAL ESTATE, FAKENHAM

NR21 8NW.

To Let for 3 years –  
with the option to renew.

Rent; £7,500 per annum .  
(plus VAT)

Deposit: £750 + VAT

Modern, end-terraced Industrial Unit To Let, extending to about 1,500 sq ft (139.35 sq m), divided to provide Office Space, including Reception Area and First Floor Board Room/Storage; on the Town's main Industrial Estate.

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

### Directions:

The Fakenham Industrial Estate lies upon the North-Eastern outskirts of this Market Town, with access to the A.1067 Norwich Road, and the Northern By-Pass which forms part of the A.148 main Kings Lynn – Cromer Road.

### Location:

Fakenham is a Market Town standing on the River Wensum in the heart of North Norfolk. The picturesque Coast with its fine sandy beaches, pinewoods, marshes, and sailing harbours is 10 miles distant, Kings Lynn is 22 miles distant and the fine City of Norwich, 25 miles. The Town has a wide range of shopping, educational and sporting facilities, including a National Hunt racecourse, and was once voted by the readers of "Country Life" magazine as the seventh best Town in Britain in which to live.



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

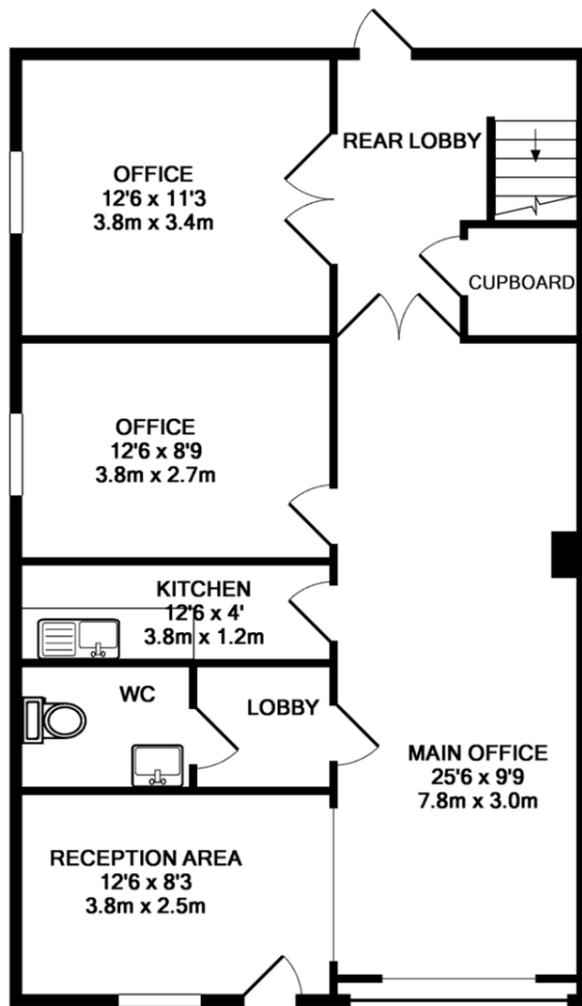
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#### IMPORTANT NOTICE:

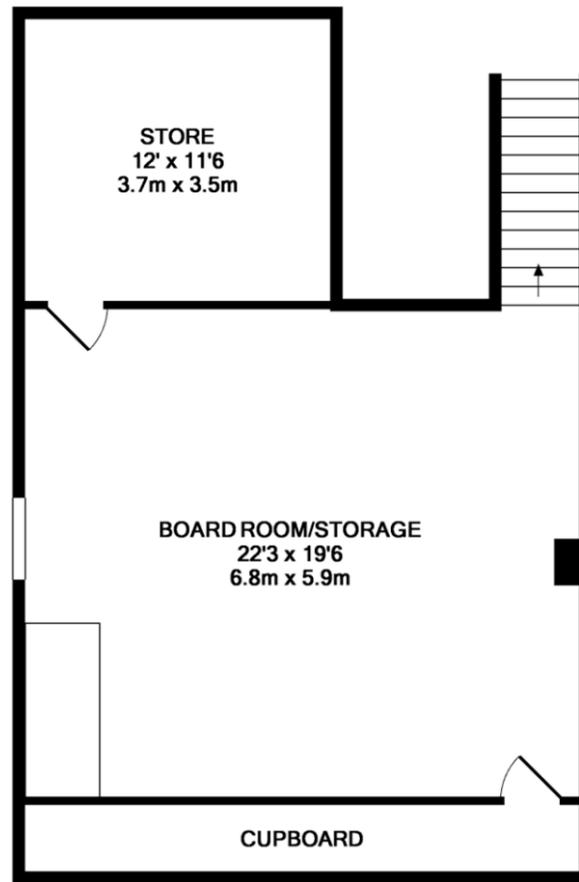
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They do not constitute part of an offer or contract.

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GROUND FLOOR  
APPROX. FLOOR  
AREA 76.7 SQ.M.  
(825 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 62.5 SQ.M.  
(673 SQ.FT.)

UNIT 4,9A MILLERS CLOSE, FAKENHAM INDUSTRIAL ESTATE  
TOTAL APPROX. FLOOR AREA 139.2 SQ.M. (1498 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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The building is of steel, cavity brick and block construction, beneath an aluminium pvc coated roof, and is considered most suitable for a variety of uses including office accommodation, storage, warehousing or Light Industrial use.

**GROUND FLOOR:** Mainly glazed door with Venetian blind to;

**Reception Area:** 12'6" x 8'3", (3.8m x 2.5m). Vertical blinds. Telephone points.

**Main Office:** 25'6" x 12'0", (7.8m x 3.7m). With closed off roller entrance door to front. Strip lights.

**Lobby:** to;

**Cloakroom:** with WC and hand basin with tiled splashback. Extractor fan.

**Small Kitchen Area:** 12'6" x 4'0", (3.8m x 1.2m). Stainless steel sink unit with tiled splashback, and fitted worktop. Wall cupboard. Strip light.

**Office 1:** 12'6" x 8'9", (3.8m x 2.7m). Vertical blinds. Strip light.

**Rear Lobby:** with good sized storage cupboard. Fire door to outside. Staircase to First Floor. Double doors to main office, and double doors to;

**Office 2:** 12'6" x 11'3", (3.8m x 3.4m). Telephone point. Strip light. Vertical blind.

**FIRST FLOOR:**

**Board Room/Store:** 22'3" x 19'6", (6.8m x 5.9m), with long built-in cupboard. Vertical blind. Strip lighting.

**Storeroom 2:** 12'0" x 11'6", (3.7m x 3.5m).

**OUTSIDE:**

To the front of the premises is a shared concrete drive and turning area, with 2 allocated car parking spaces.

**SERVICES:** Mains water, electricity and drainage are connected.

**DISTRICT AUTHORITY:** North Norfolk District Council, Cromer. Tel: (01263) 513811.  
Rateable Value: (current) £6,000. (From 1<sup>st</sup> April 2025) £6,400.

**THE LEASE:** is for a period of 3 years at a rental of £7,500 per annum, exclusive, payable monthly in advance, plus VAT. The unit is to be let upon a new full repairing and insuring lease, and the tenants are responsible for the payment of a service charge of £440 + VAT for the upkeep of communal areas.

**DEPOSIT:** £750 + VAT is required as a deposit upon signing the lease.

**INSURANCE:** The Owner/Landlord will pay for the insurance of the building, (about £125 per annum), which the tenant will reimburse.

**EPC:** D

**VIEWING:** Strictly by prior appointment through the Letting Agents:  
Bailey Bird & Warren., 39 Bridge Street, Fakenham. Norfolk. Tel: 01328 864763  
Email: office@baileybirdandwarren.co.uk

