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## **Unit B, C, D, E & F Hornbeam Business Park, Hornbeam Road, North Walsham NR28 0FQ**

**FOR SALE Units B & C £300,000 & Units D,E, & F £225,000  
For the Freehold**

Brand-new Business Units: Phase 1 available Spring 2020 For Sale Freehold

- Well-located development off Norwich Road
- Adjacent to the new Station Car Park
- 5 Units in two facing terraces
- Each with glazed entrance and large roller shutter

**213.3/290 sq m (2,296/3,121 sq ft)**

**Location**

Hornbeam Road is located ½ mile south of North Walsham Town Centre on the eastern side of Norwich Road close-by the railway station.

North Walsham is a well-established commercial centre some 12 miles north of Norwich and has a broad commercial and industrial base.

**Description**

Hornbeam Business Park is a brand-new commercial scheme opposite the successful Hopkin's Homes Mulberry Grove 179 unit development.

Hornbeam Business Park comprises some 3.5 acres with unbroken frontage along the greater part of Hornbeam Road and faces across to landscaped public open space. The Bitten Line runs directly behind which gives the development a higher degree of prominence whilst the new station car park has already been laid out on the adjoining plot.

Phase 1 of the development will immediately adjoin the new station car park and comprise 5 new business units in two facing terraces providing 3 units of 213.3 sq m/2,296 sq ft and two of 290 sq m/3,121 sq ft.

The units are of steel portal frame design with insulated composite panel cladding to elevations and roof. The 6m/20ft clear eaves height permits installation of mezzanine floors if required. Each unit has a three-panel glazed frontage with central personnel door and a 4.5mx5m/15ftx16ft electrically operated insulated roller shutter door.

Internally the units will be left in shell-condition ready for end-user fit out but mains 3 phase power, gas, water and sewer connections will be available and the developer will be able to quote for bespoke fitting out work/mezzanine installation as required.

**Accommodation**

	sq m	sq ft
Unit B	290.0	3,121
Unit C	290.0	3,121
Unit D	213.3	2,296
Unit E	213.3	2,296
Unit F	213.3	2,296

**Services**

Mains 3 phase electricity, water, gas and sewer connections will be available.

We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

**Business Rates**

Tenants are advised to contact the Local Authority in order to confirm the amount payable as the property may be eligible for some form of transitional relief.

Rateable Value to be assessed on completion.

**Terms**

The properties are offered for sale freehold. Alternatively consideration will be given to long-term lettings.

**VAT**

It is understood that VAT is applicable.

**Legal Costs**

Each party will be responsible for their own legal costs incurred in documenting the sale.

**EPC Rating**

To be assessed on completion.

**Viewing**

Strictly by appointment with the Selling Agent.

**Brown & Co**

Market Chambers  
25-26 Tuesday Market Place  
King's Lynn  
PE30 1JJ

**John Weston**

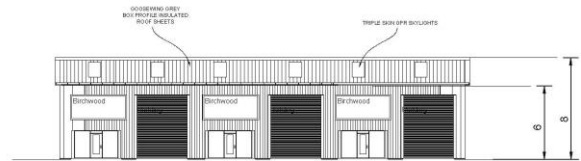
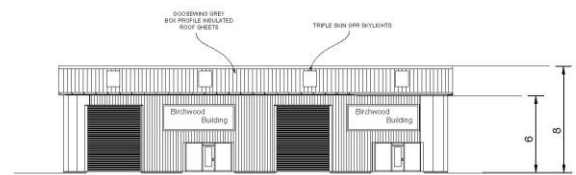
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