



**51 NORWICH ROAD, HORSHAM ST FAITH, NORWICH,  
NR10 3HH**

**FOR SALE | DEPOT WITH YARD & PARKING  
3,401 SQ FT (316 SQ M) ON 0.56 ACRE (0.23 HA)**

- Short drive to A140 and A1270 (NDR)
- Mix of mostly offices and storage
- Self-contained gated yard

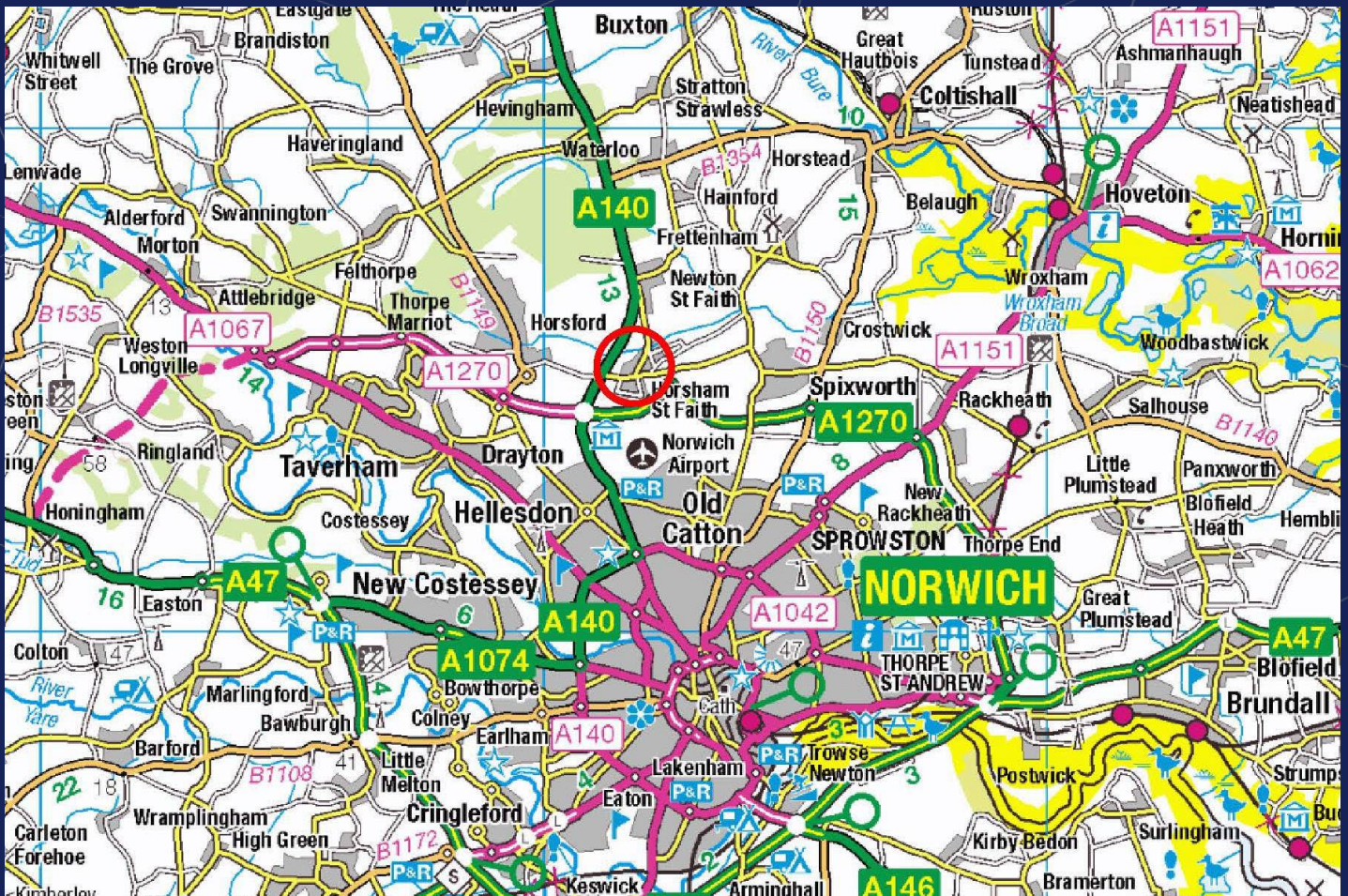


## LOCATION

The property is situated 5 miles north of Norwich in the centre of the village of Horsham St Faith.

The A1270 (NDR) is approximately 1 mile to the south, where access is provided to the A47 on the east side of Norwich at the Postwick interchange.

Just to the east is the A140 providing road access to Cromer and back into Norwich. Norwich International Airport is also within easy reach.



## SUMMARY

### Description

The property comprises a single storey depot, with parking at the front, a self-contained yard and smaller storage building to the rear.

The main depot is a brick-built single storey structure under a flat roof, providing a number of cellular offices throughout.

Office specification includes:

- Solid carpeted floors
- Plastered and painted walls
- Suspended ceilings, with recessed lighting
- Comfort cooling in part
- Dado trunking
- UPVC double-glazed windows

There are also male & female WCs, a kitchen and a server room.

To the rear of the property is a smaller storage unit in a self-contained rear yard.

Access from Norwich Road is via a shared roadway and there is ample car parking at the front of the building.

### Accommodation

The following floor areas are provided:

#### Main Depot

Ground floor:

Net internal - 2,129 sq ft (198 sq m)

Gross internal - 2,721 sq ft (253 sq m)

#### Storage Unit

Ground floor:

Gross internal - 680 sq ft (63 sq m)

The site area is **0.56 acre** (0.23 ha).

### Additional information

#### Terms

The property is available freehold at a quoting price of **£260,000**.

Please note the property is not VAT elected.

#### Planning

As a depot, the current use is for employment purposes.

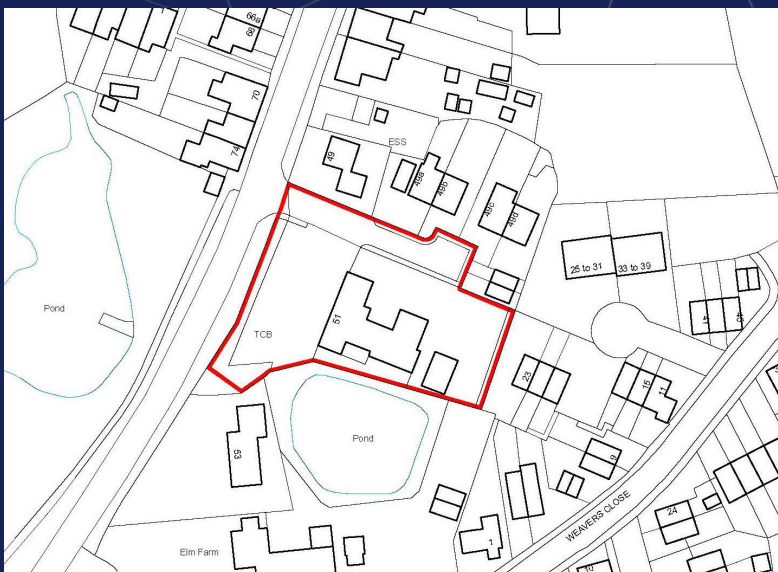
#### Business Rates

According to the business rates section of the gov.uk website, the property is described as offices and premises with an RV of £19,000.

#### EPC

The property has an energy rating of 49, which falls within band B.

A copy of the EPC is available upon request.





# GALLERY

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## Enquiries

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