



**12-20 PENFOLD DRIVE, GATEWAY 11,
WYMONDHAM NR18 0WZ**

**FOR SALE | MODERN WAREHOUSE / INDUSTRIAL UNIT
18,887 SQ FT (1,755 SQ M)**

- Rare freehold opportunity
- Prominent position in an established location
- Easy access to the A11 and Wymondham Town Centre
- 7.04 m clear internal eaves height

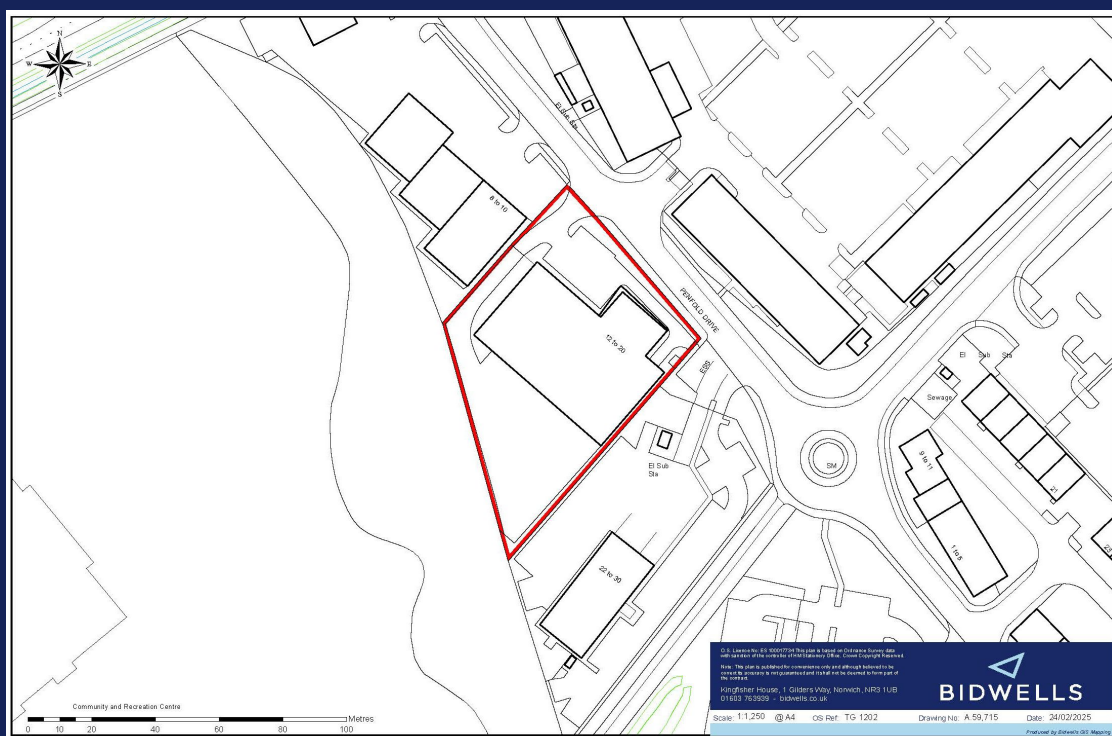
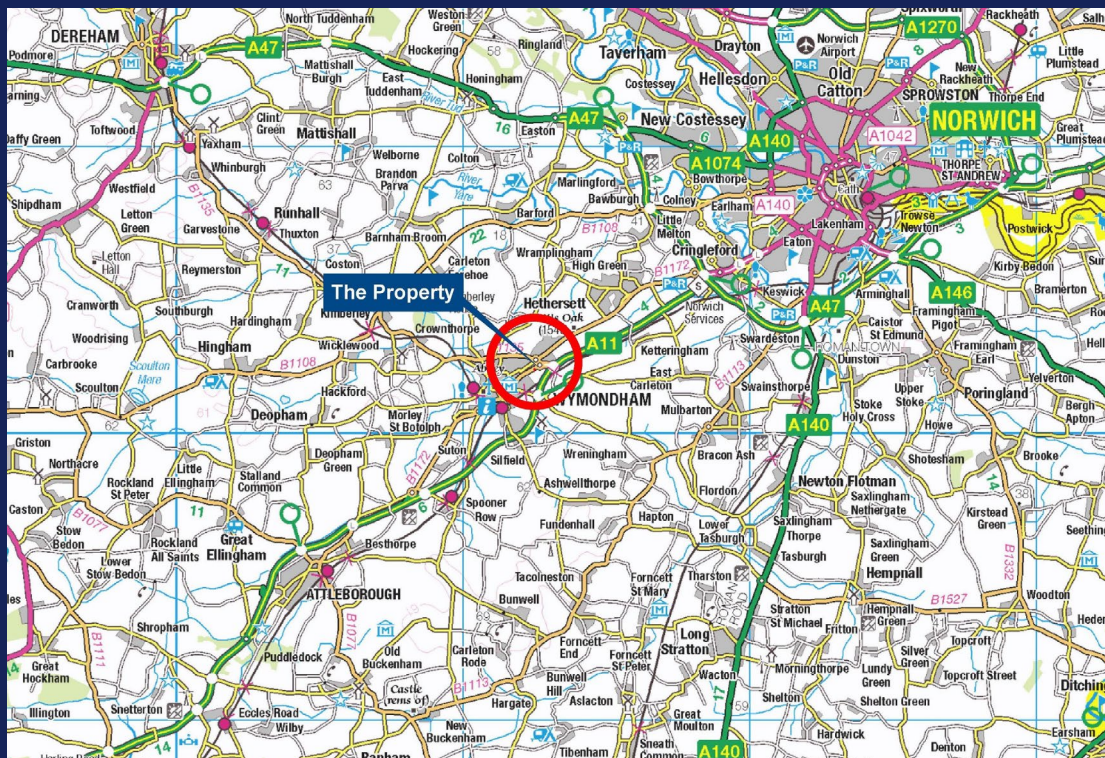
LOCATION

The town of Wymondham is situated 9 miles south-west of Norwich and is a popular commercial location due to its close proximity to the A11.

Gateway 11 is the town's most established industrial/warehouse location, positioned adjacent to the A11. The town centre and Wymondham railway station are also within a short distance.

Opposite the Park, there is a Waitrose supermarket, which also provides an in-store restaurant, cash point facilities and a petrol filling station.

Other occupiers at Gateway 11 include the Norfolk Police Authority, East Anglian Motor Auctions and Toolstation.



SUMMARY

Description

Unit 12-20 Penfold Drive was completed in 2000 and was a design and build for Juwel Aquarium, who own and occupy the unit.

The property, which is set upon a site of 1.204 acres, comprises a prominent detached unit with single storey office block at the front and side access to the yard at the rear.

The unit is of a steel frame construction with metal clad elevations under a curved roof.

The office block is divided into 6 offices, male & female and accessible WCs, kitchen, reception and meeting room. The offices have carpeted flooring with perimeter trunking, suspended ceilings with inset lighting and heating by way of gas fired radiators

The warehouse has a single roller shutter door at the front and two dock level roller doors to the rear. The space is currently racked with capacity to hold 2,000 euro pallets.

The clear internal height to the underside of the haunch is 7.04m. The warehouse is lit by way of sodium lighting and heated by ceiling mounted ambirad heaters.

The yard is circa 0.30 acres, is accessed to the right hand side of the unit and has ample turning space for articulated lorries.

The unit provides the following Gross Internal Areas:

	Sq M	Sq Ft
Office block	185.89	2,001
Warehouse	1,568.77	16,886
	1,755	18,887

There is parking for circa 16 cars at the front in addition to the yard at the rear.

Additional information

Services

There is 3 phase power and a substation on site. Mains water & sewage as well as and gas are also to site.

Rateable Value

According the Valuation Office Agency, the property has a Rateable Value of £112,000.

EPC

The EPC rating is D81 valid until 2 March 2035. Please contact the agents for a copy.

Terms

The property is available on the basis of a freehold sale with vacant possession.

Further information

For further information or to arrange a viewing, please contact:

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GALLERY



GALLERY



