



01603 629871 | norwich@brown-co.com



STALHAM BUSINESS PARK

Land with Planning Permission for up to 3,150 sq m (33,900 sq ft) of employment buildings

- Available as a whole or serviced plots
- Design and build freehold or leasehold available
- Office, research and development, or light industrial uses

3,150 sq m (33,900 sq ft) For Sale/To Let



Location

Stalham is a small market town within North East Norfolk. It lies within the Norfolk Broads approximately 15 miles north east of Norwich and is within the district of North Norfolk.

The employment area is accessed off Yarmouth Road. Stalham High Street and the village centre is approximately ¼ mile west.

The Site

The employment area forms part of a larger site with planning permission for mixed use development comprising a 150 dwellings and 3,150 sq m (33,900 sq ft) of employment buildings.

The employment area extends to approximately 3 acres and benefits from detailed planning permission for a specific layout and design of business units as detailed on the site layout plan on the front of this brochure.

The scheme comprises a 24 brick built office buildings of varying sizes from 115 sq m (1,200 sq ft) to 167 sq m (1,800 sq ft).

Uses

The site has planning permission for B1 (A-C) use. Other than offices this would also include research & development and light industrial uses.

Light industrial uses particularly require more traditional industrial style units, be it from starter units or a bespoke large assembly unit.

We would therefore consider all types of uses within the planning consent, however any variation to the detailed consent would require any planning application which would have to be dealt with at the time.

Infrastructure

Should there be sufficient interest from separate occupiers to justify building, the current owner will install the road. However should a larger occupier come forward for the whole of the site they could provide their own infrastructure to their required specification.

Terms

The site or buildings are therefore available as a whole or in part on a freehold or leasehold basis. It is also available as serviced land in part or unserviced for a sale of the whole. Please apply to the vendors agents for quoting prices.

Legal Costs

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

Viewing & Further Information

Strictly by appointment with the sole letting agent:-

Brown & Co

The Atrium
St George's Street
Norwich, NR3 1AB
Tel: 01603 629871

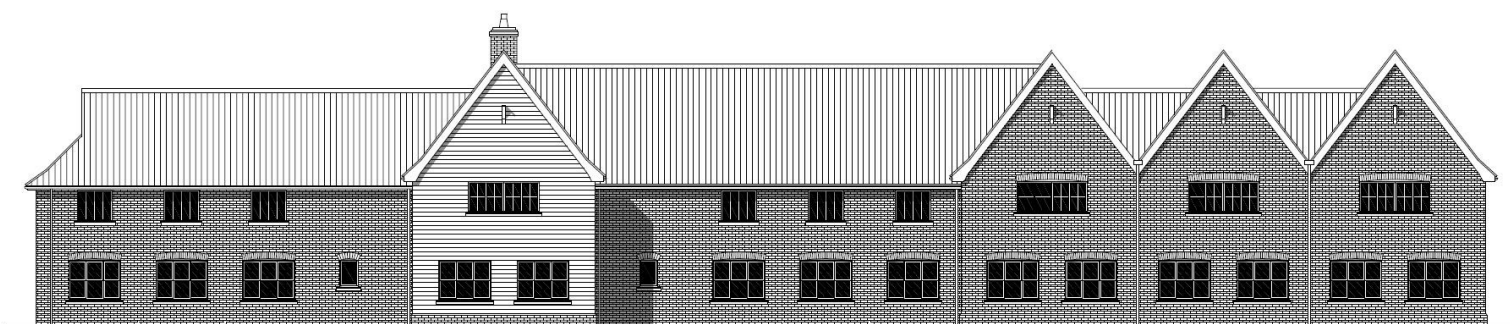
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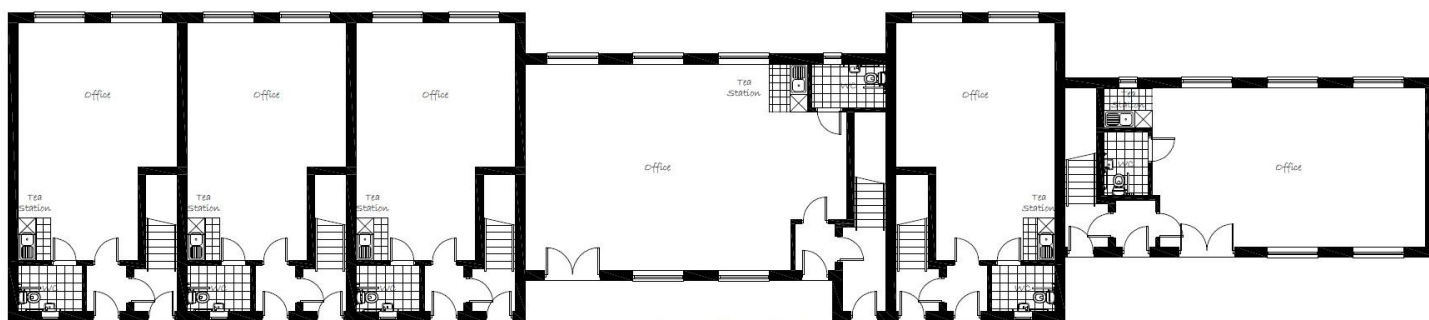




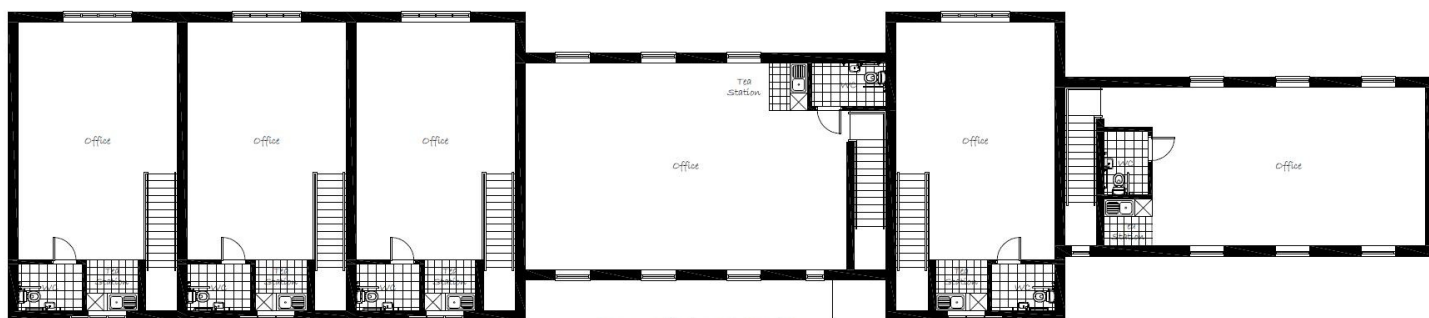
Proposed Front Elevation



Proposed Rear Elevation



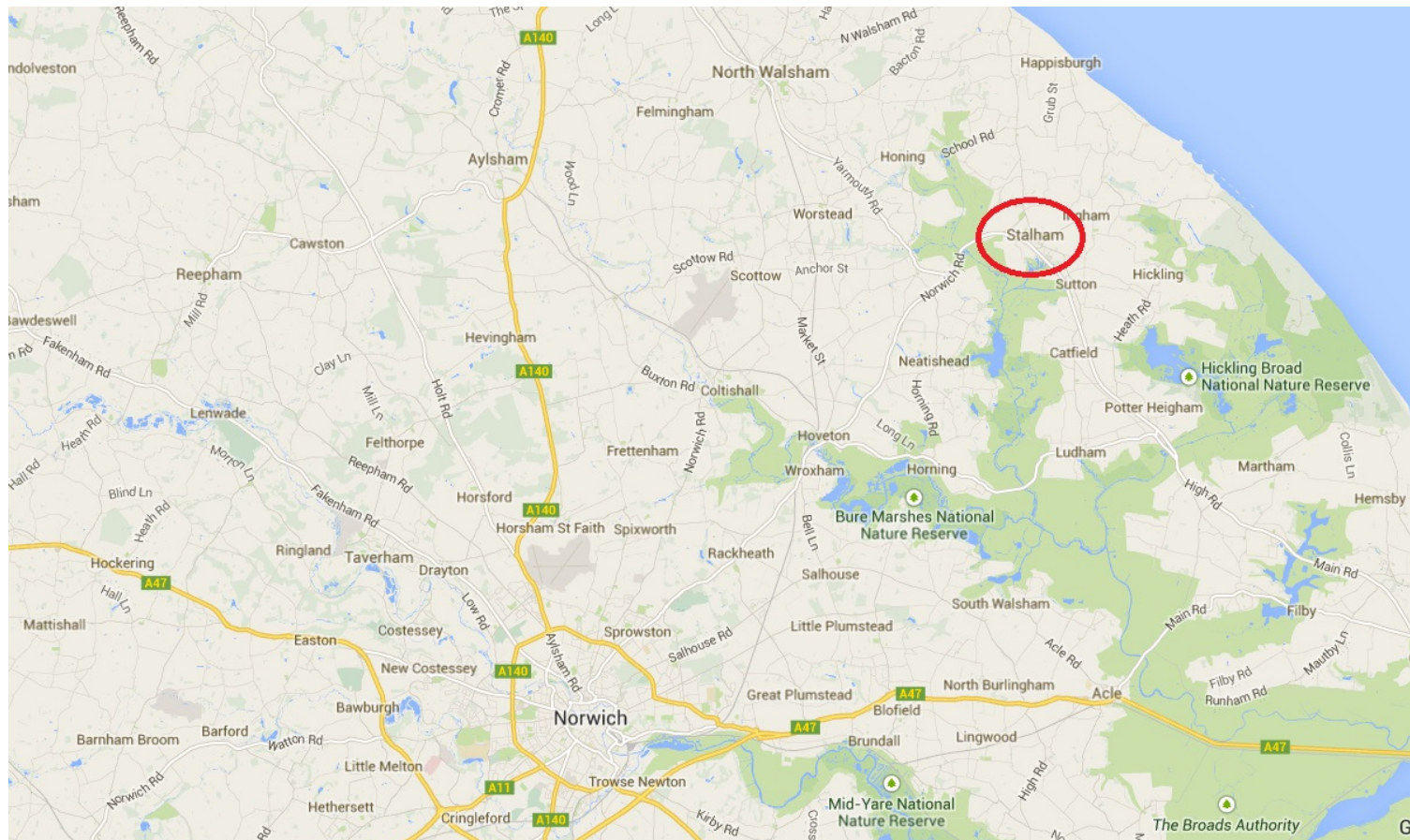
Proposed Ground Floor Plan



Proposed First Floor Plan



Location Map



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