

abbotFox

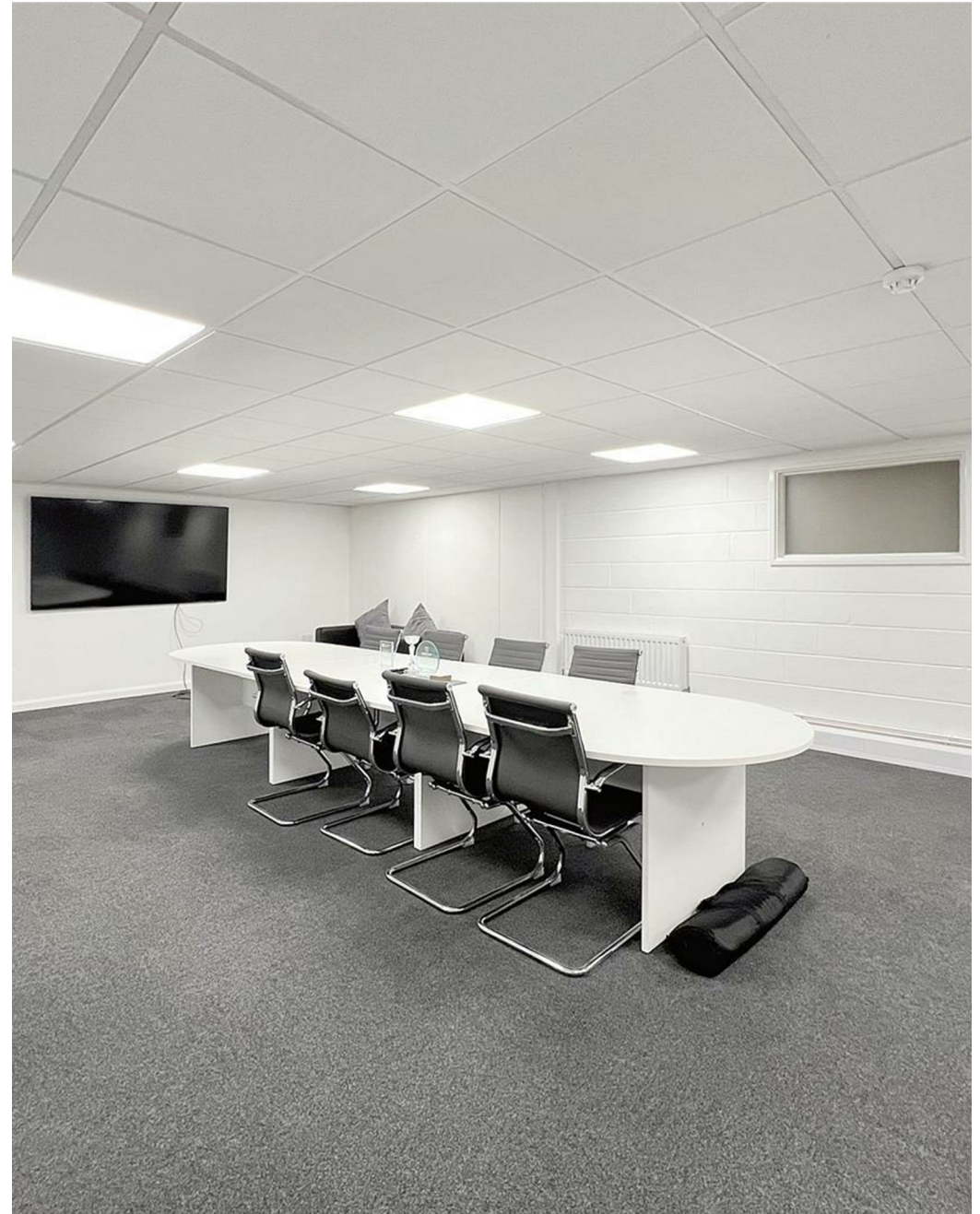


Pinetrees Business Park
Offers In Excess Of £550,000

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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie | **Branch Partner**





THE DETAIL _____

abbotFox presents this substantial, renovated modern business unit complete with offices, board rooms and nearly 1,500 sq ft of full height storage space.

The unit is well positioned within the popular established Pinetrees Business Park just 2.5 miles to the north east of Norwich's city centre, within easy reach of the ring road and Northern Distributor Road which provides dual carriageway access to the A47 for easy access out to Great Yarmouth, the A140 and A11.

The property comprises a modern semi detached industrial/warehouse with offices and meeting rooms on the ground and first floor.

The ground floor provides a kitchen, male, female and disabled toilets and showers.

There is a full height storage area accessed via a roller shutter door, which features a mezzanine floor to the rear.

In total the property measures around 7,200 sq ft.

There are parking spaces for 15 vehicles.

The first floor offices are let.

Further details available upon request.

THE HIGHLIGHTS _____

- Around 7,200 sq ft of office and storage space
- Renovated throughout
- Offices and boardrooms on both the ground and first floors
- 15 Car parking spaces
- The first floor offices are let

Let's talk

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EPC RATING -

Disclaimer – In accordance with the Property Misdescriptions Act, the company abbotFox gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any purchaser should not rely on them as statements of fact, and must satisfy themselves by inspection or other means, as to their accuracy.