abbotFox



Food enterprise park, Easton
£4,000 Per Month

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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.

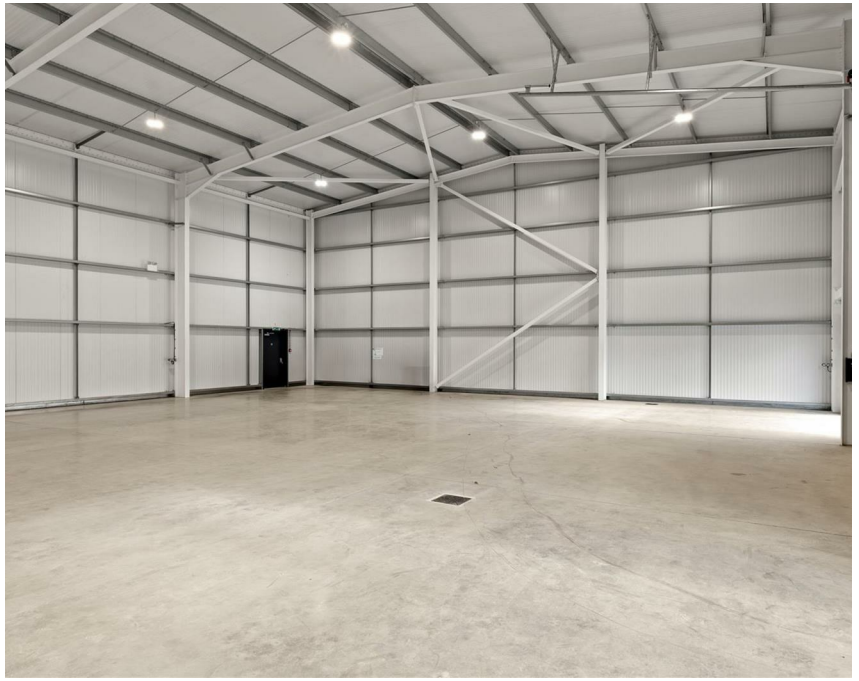
Colin McKenzie I **Branch Partner**




Korutek
Engineering







THE DETAIL___

AbbotFox are pleased to present this development of industrial warehouse units, situated at Food Enterprise Park, NR9. Units 2 and 3 are available to let individually or as a combined space, offering flexibility for businesses with varying space requirements, whether looking for a single unit or a larger area to accommodate their operations.

Each unit provides approximately 2,013 sq ft of spacious, open-plan warehouse accommodation, benefiting from excellent internal height of 6.5 metres to the eaves, offering the potential to install a mezzanine floor if additional space is required. The units also feature concrete flooring, overhead lighting and roller shutter access, providing convenient facilities for loading and unloading, together with separate pedestrian access. Provision is also in place for WC and kitchen facilities to be installed, with connections to foul water and sewage already available, and all utilities in place.

Externally, the site benefits from a secure gated environment, with four dedicated parking spaces per unit and good vehicle access. Further benefits include 24-hour access, an intruder alarm and CCTV managed by the landlords, with EV charging facilities also available.

The units are ideally positioned at the entrance to Food Enterprise Park, west of Norwich, benefiting from excellent connectivity to the A47. This provides convenient access to Norwich, King's Lynn and Peterborough, with onward connections towards Cambridge and London. The location offers an excellent base for businesses operating across Norfolk and the wider region, particularly those requiring efficient transport links for deliveries, distribution and day-to-day operations. Whether looking to establish a new presence, relocate existing operations or expand an established business, the location offers a practical and accessible setting.

The units are available to let on a monthly rental basis, with the option to take individual units or the combined space.









THE HIGHLIGHTS___

- Excellent access to the A47
- Available individually or as a combined space
- EV charging facilities available
- Approximately 2,013 sq ft per unit
- Potential to install a mezzanine floor
- 24-hour access
- Intruder alarm and landlord-managed CCTV
- All utilities in place

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.