

3 Units Let

Dereham Business Hub

Yaxham Road, Dereham, Norfolk, NR19 1FS



- 7 New Trade Counter, Industrial and Warehouse Units
- From 4,000 sq ft to 18,018 sq ft

To Let



Exceptional location

Dereham is a busy market town located in Mid Norfolk on the A47, 16 miles west of Norwich.

Dereham Business Hub is prominently positioned fronting Yaxham Road adjacent to a popular new development comprising of Aldi, McDonalds and a Marston's pub. The Hub is a focal point for traffic entering Dereham Town Centre and is easily accessible and clearly visible from the A47 with a high volume of passing traffic. Other close occupiers include: Tesco, Lidl, Travis Perkins, Kwik Fit and Howdens.

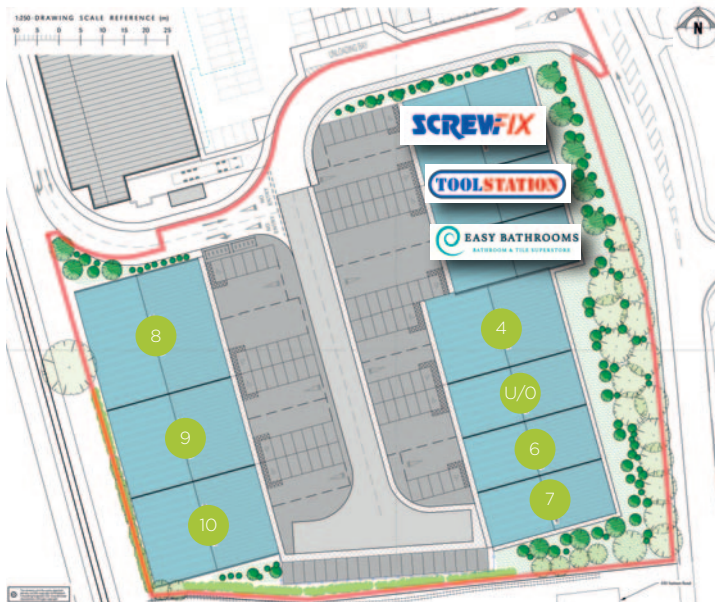
Dereham Business Hub

Phase 1

Unit	Sq M	Sq Ft	Car Parking Spaces
1	LET - Screwfix		
2	LET - Toolstation		
3	LET - Easy Bathrooms		
4	561	6,039	12
5	Under offer		
6	371	3,993	9
7	371	3,993	8
Total	1,674	18,018	70

Phase 2 (Construction due 2021)

Unit	Sq M	Sq Ft	Car Parking Spaces
8	812	8,740	13
9	603	6,191	14
10	609	6,555	13
Total	1996	21,486	40



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Specification

- 15% Roof Lights
- 19.7ft (6m eaves)
- Ability to combine Units
- Electric operated loading doors
- WC with capped services
- Floor loading 30kn/m2
- Generous Yards & Parking Provisions



Please contact the sole agents
for more information or to arrange a viewing.



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Dereham Business Hub

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