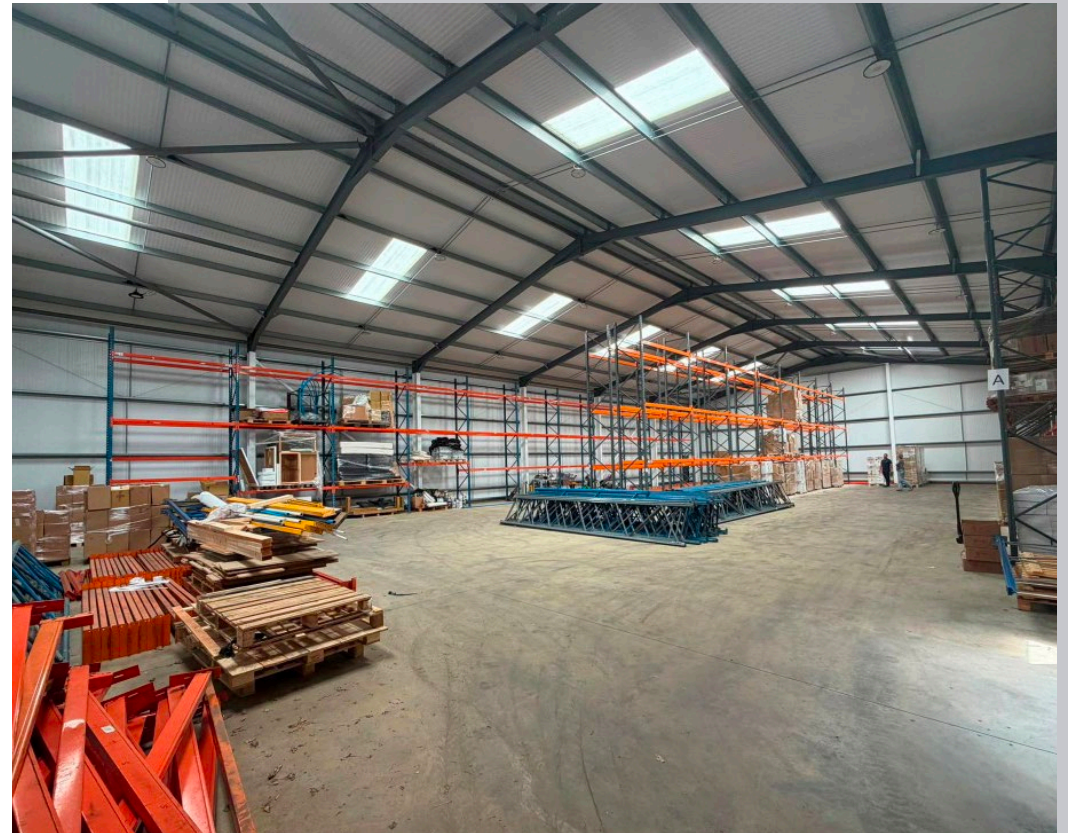




**Pinewood Farm, Shortthorn Road,
Stratton Strawless, Norwich NR10 5NT**

INVESTMENT SUMMARY

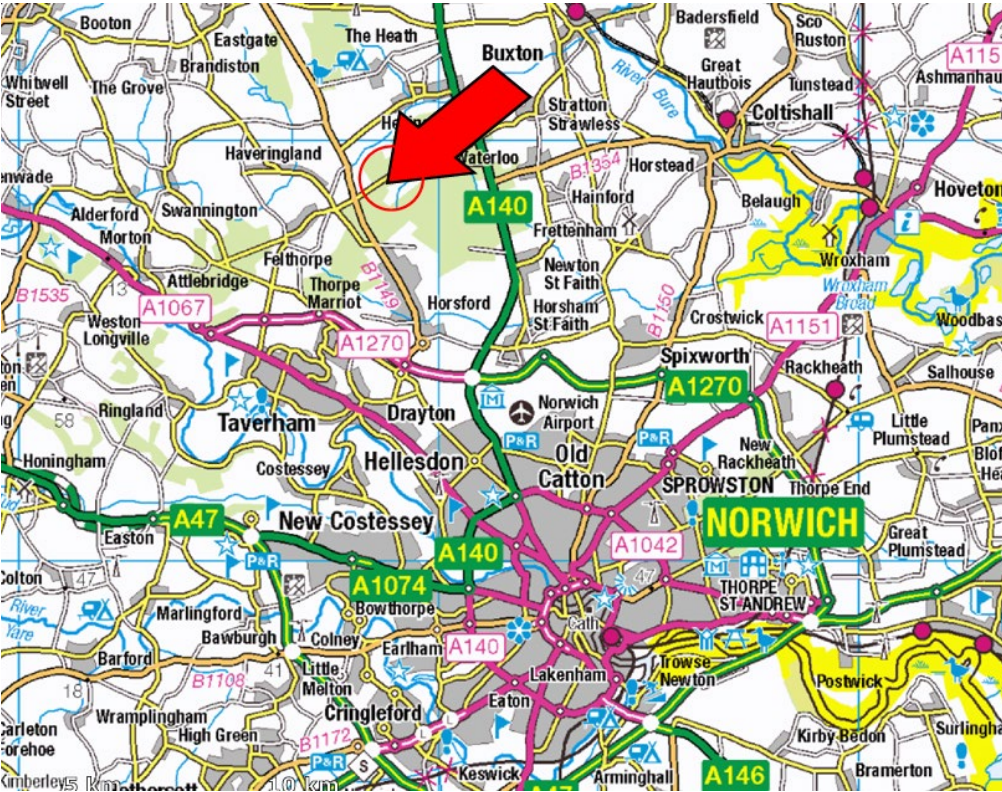
- Rare opportunity to acquire a modern industrial investment with value add and development potential.
- Highly reversionary.
- The freehold site extents over 2.95 acres of land developed with 3 blocks of steel portal frame industrial storage buildings, a brick built semi detached single storey office building, industrial grade paving for heavy duty vehicle circulation and a newly installed driveway.
- The property is strategically located northwest of Norwich City centre and Norwich Airport.
- There is a total of 4 modern warehouses. Warehouses 1 & 2 are in a single block, warehouses 3 & 4 are detached, all benefitting from 3-phase power supply.
- The property is currently let to Greg Rowe Limited on a 10-year Full Repairing and Insuring lease effective from 18th March 2025 with an annual rent of £186,300, equating to a modest £5.75 per sq ft.
- Rent review 18th March 2030.
- 25% site coverage.



Location

The property is located towards the north west of Norwich on the outskirts of the city. The site lies approximately 10 miles from Norwich city centre, just 2.5 miles from Norwich International Airport and the Norwich Industrial Estate, and 1.5 miles from the Broadland Northway motorway.

The property benefits from excellent transport links, with the Broadland Northway providing direct access to major arterial roads, connecting to the A47 to the east and west, the A140 to the south, and the A1067 to the north, facilitating efficient connectivity to both county and regional road networks.



Description

The property comprises a total of 32,260 sq ft, developed across 2.951 acres, originally built in 2003 with subsequent additions in 2008 and 2025. The site features 3 detached blocks of insulated steel portal frame industrial warehouses, and a single storey brick built semi-detached office block. Whilst Warehouses 1 and 2 are contained within a single block, Warehouses 3 and 4 are detached.

The warehouses benefit from electronic controlled roller shutter doors spanning approximately 5.730 metres in width, with eaves heights of 5.7m and apex heights of 8.1m. Rooflights provide natural illumination, complemented by LED strip lights for artificial lighting.

The office building accommodates three open plan office rooms, a meeting room, a kitchen with internal storage, a staff lounge, a tap testing kitchen/lab, and three toilet facilities with a lobby used as a cloakroom.

Externally, the property provides a large car park, an industrial grade driveway, and significantly paved circulation areas for heavy duty vehicles.

Accommodation

Block	Unit	Description	Sq m	Sq ft
1	Warehouse 1	Storage warehouse	633	6,814
1	Warehouse 2	Storage warehouse / Production area	842	9,063
2	Warehouse 3	Storage warehouse	691	7,438
3	Warehouse 4	Storage warehouse	637	6,857
Office	Offices	Office rooms, staff kitchen, lounge, and toilet facilities	194	2,088
TOTAL			2,997	32,260

Tenancy Information

Lease Summary

The property is currently let to Greg Rowe Ltd by way of a 10-year lease from 18th March 2025, drafted on full repairing and insuring terms at a current rent of £186,300 per annum, subject to an upwards only rent review in year 5. The repairing obligation is subject to a Schedule of Condition dated 6th March 2024.

Covenant

Greg Rowe Limited reported shareholders' funds of £437,187 and tangible assets of £238,040 as of December 2025, with a good credit score. The company maintains a clean credit record, a consistently improving net asset position, and a strong payment track record. These factors support a positive covenant position and reflect ongoing financial growth.

The occupier is a manufacturer of Qettle taps dispensing boiling, cold filtered drinking water, and standard hot and cold mains water from a single spout.

Tenure

Freehold

Rental Analysis

Assuming the passing rent reflects the whole including the office, reflects only £5.75 per sq ft. Assuming a conservative ERV of £9 per sq ft, provides a reversion to £290,340 per annum and a low capital value of £100 per sq ft.

VAT

Elected for VAT.

AML

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended 2019), the Purchaser will be required to comply with Graham & Sibbald's Anti-Money

Laundering policy. Further details on request.

EPC

Unit	EPC Rating	Expiry Date
Unit 1 & 2	B (36)	13 Dec 2033
Unit 4	B (41)	13 Dec 2033

Proposal

We are instructed to seek offers in excess of £3,250,000 for the freehold interest. A purchase at this level reflects a Net initial Yield of approximately 5.83%, with a potential reversion to 8.39% assuming usual purchaser's costs and a capital value of £100 per sq ft.

ANTI-MONEY LAUNDERING (AML) PROCESS Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.



Contact Us

Viewings by appointment only, to arrange a viewing, please contact:



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1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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5. Date Published: August 2026