

Caxton Way, Thetford, IP24 3RY

£400,000 p.acre (ex VAT)



- c.8 acre site
- Levelled, ready for development
- All services present to edge of site
- Up to 1000 KVA power available
- Full planning permission granted
- Located in SW corner of Thetford
- 12 miles to J43 / A14
- Established industrial estate

### Agent's View

For sale are c.8 acres of prepared development land with full planning permission for a B8 warehouse unit of 150,000 sq.ft. The location allows (bottom SW corner of Thetford) speedy access to the region's major roads. Alternative uses are plausible (such as open storage) but subject to planning.

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## Site

- c.8 acres
- Level and broadly rectangular
- Mature trees provide natural border between site and residential areas to north and east
- Good access onto Caxton Way and then onto London Road and to dualled A11.

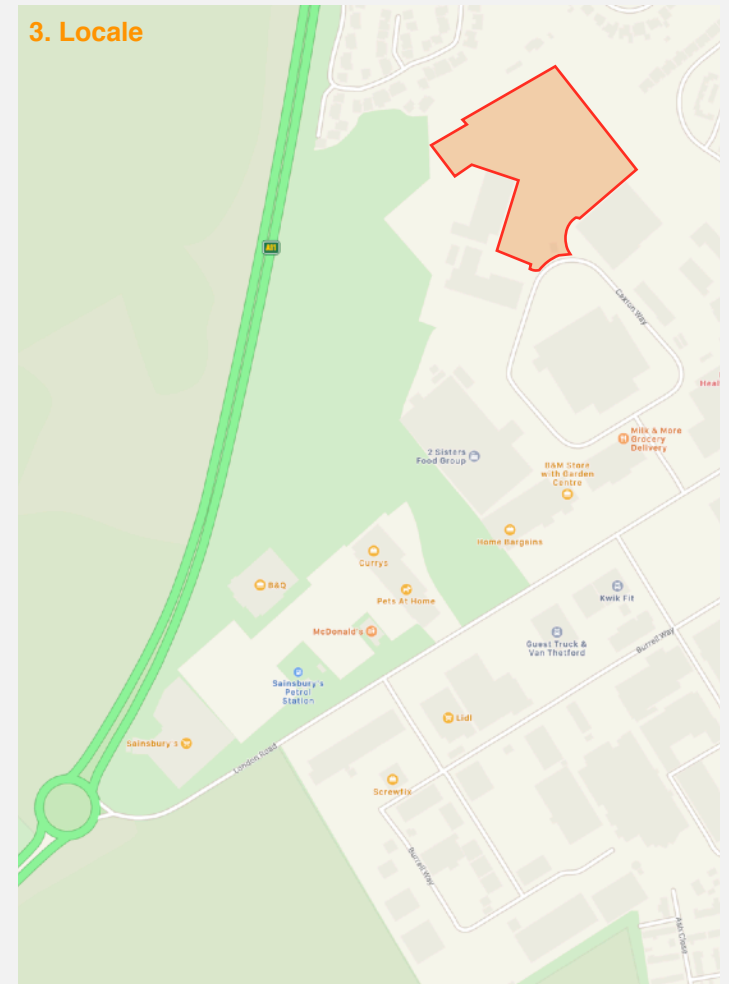
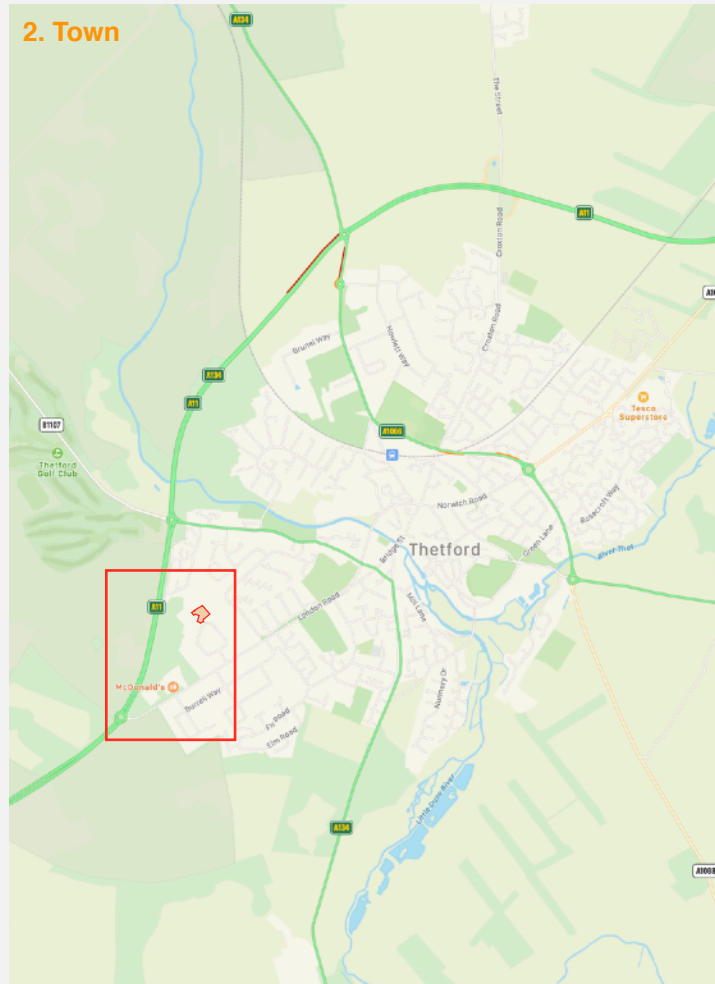
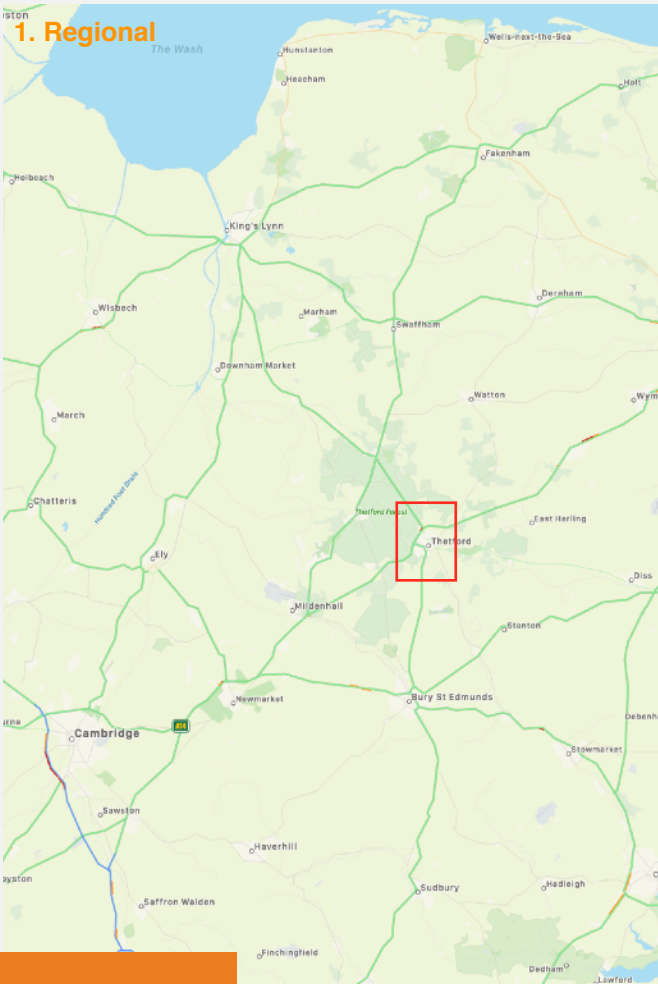
## Permission

- Outline planning permission was originally granted in December 2017 via application number 3PL/2017/0840/O.
- **Full planning permission** has since been granted via application no. 3PL/2021/0172/D in March 2021 for **150,000 sq.ft.** of B8 warehouse space with **18m eaves**.
- Site is permitted for B1 and B2 uses.

## Specification

- Warehouse c.143,000 sq.ft.
- Offices c.6,000 sq.ft.
- 45m service yard
- 18m to eaves height
- 23 loading doors
- 11 dock loaders
- 116 car parking spots + 5 motorbike spots





Location

01536 560 400

Contact Richard Potter or Marcus Learoyd

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