



INDUSTRIAL/WAREHOUSE PREMISES TO LET

1 LODGE WAY - THETFORD

Fison Way Industrial Estate, Thetford, Norfolk. IP24 1HE

This attractive unit is located within a terrace of units on the Fison Way Industrial Estate, Thetford.

- Gross internal floor area 928 sq ft (86 sq m)
- Car parking to front of unit
- Annual rent in the region of £5,290.00 exclusive of VAT
- Available October 24
- EPC Rating: E
- Strictly no vehicle/garage business

Breckland Council, Commercial Property, Elizabeth House,
Walpole Loke, Dereham, Norfolk. NR19 1EE

01362 656870

property@breckland.gov.uk

www.breckland.gov.uk/property

ACHIEVEMENT
AWARDS 2017
WINNER 

Breckland Council
Winner of Commercialism in the
Property Estate Award

PREMISES LOCATION:

Located within a terrace of units on the Fison Way Industrial Estate in Thetford – a prosperous and expanding market town situated on the A11 trunk road, midway between Norwich and Cambridge and also has rail links to both Norwich and Cambridge.

TERMS:

Offered on a fully repairing and insuring lease for a minimum lease term of three years or any multiple thereof. In addition, a service charge has been set up for roof and asphalt areas. The lease terms are standard and Security of tenure is excluded. Rental payments are to be made by Standing Order.

RENTAL:

Rent in the region of £5,290.00 per annum plus VAT plus £200.00 contribution towards roof and asphalt replacement per annum plus VAT.

DEPOSIT/REFERENCES:

A deposit of £2,645.00 is required to act as security against your lease obligations. This will be held in an interest-bearing account for the duration of the lease. Limited companies to supply Directors Guarantee and references to be supplied.

LEGAL FEES:

A payment will be required for Legal fees to arrange the lease on your behalf. Further information can be provided upon request.

PLANNING:

Planning permission may be required. Prospective tenants are advised to contact the Local Planning Authority at planning@breckland.gov.uk for further advice in this regard.

BUSINESS RATES:

Contact the Breckland Council Business Rates service at the Anglia Revenues Partnership on 01842 756568.

VIEWING:

Viewing strictly by appointment only.

To arrange an appointment to view, contact Breckland Council, Commercial Property on 01362 656870 or e-mail us at property@breckland.gov.uk.

CCTV SECURITY SCHEME:

It is proposed that the Fison Way Industrial Estate will at some future date, be included on an integrated Closed Circuit Television Surveillance Security System. It will be a condition of the lease of these premises that the tenant will participate in and make any applicable subscriptions to the scheme when it comes into being.

Breckland Council gives notice that:

- a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute a part of, an offer or a contract;
- b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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