



## Warehouse Premises 5,540.16 m<sup>2</sup> (59,634 sq ft)

Warehouse

To Let

MODERN AND ECONOMICAL  
WAREHOUSE

EXISTING PALLET RACKING  
AVAILABLE

YARD, LOADING AND  
CIRCULATION AREAS

EAVES HEIGHT OF 6M

FLEXIBLE LEASE TERMS

ESTABLISHED INDUSTRIAL  
LOCATION

### Unit 6, Shipdham Airfield Industrial Estate, Shipdham, Norfolk, IP25 7SD

The property is situated on the Shipdham Airfield Industrial Estate located to the east side of Shipdham with good access to the A1075.

Shipdham is situated approximately 6 miles from the A47 and 11 miles to the A11, which provides excellent access to Norwich and the Midlands.

The estate is approximately 20 miles from Norwich, 19 miles from Thetford (A11) and 69 miles from the port of Felixstowe and 60 miles from Peterborough.

Note: Arnolds Keys for themselves and for the vendors or lessees of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessees 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 (iii) no person in the employment of Arnolds has any authority to make or give any representation or warranty whatever in relation to this property.

### Description

The available accommodation comprises a modern warehouse/distribution unit of steel portal frame construction with steel profile sheet clad walls and insulated roof, incorporating translucent panel inserts. The unit benefits from 2 full height sliding loading doors (6m x 5.5m) which are accessed to the side of the unit via a hard standing loading area.

The unit benefits from an eaves height of approximately 6m. Internally the unit has sealed concrete floors, 3 phase electricity and mainly LED lighting. Ancillary office and WC accommodation is available on-site. Externally there is a secure yard with hard standing loading areas to the side and parking to the front of the unit.

The warehouse is currently fitted with pallet racking for approx. 5000 pallets with room to expand. This is available by sperate negotiation.

### Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice and calculate the following approximate gross internal floor areas:

Description	M <sup>2</sup>	Sq Ft
Unit 6	5,540.16	59,634
Total GIA	<b>5,540.16</b>	<b>59,634</b>

### Terms

The properties are available to lease, on a term to be agreed. **Rent on application.**

Flexible lease terms available.

### Business Rates

The properties have been entered onto the Valuation Office Agency website as the following:

Description: Warehouse and Premises

Rateable Value: to be reassessed

Rates Payable 2024/2025: to be reassessed

### Legal Costs

Each party is to be repsonsible for its own legal costs.

### VAT

Our client reserves the right to charge VAT in line with current legislation.

### EPC

The property has an EPC rating of: **TBC**

### Viewing and further information

Strictly by appointment with the sole agents:

**Arnolds Keys Commercial - 01603 216825**

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SUBJECT TO CONTRACT – GWBC/njr/120/  
Sept2023

### What3words

Modern. Likening. Fault.

