



## **IDF HOUSE, THREXTON ROAD INDUSTRIAL ESTATE, WATTON, NORFOLK, IP25 6NG** DETACHED INDUSTRIAL/WAREHOUSE PREMISES

- Established industrial estate location
- Fenced and gated site
- Flexible accommodation suitable for warehousing and/or industrial
- 2 storey fitted offices

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**FOR SALE £895,000 | MAY LET £75,000 PAX | 1,880.4 sq m (20,241 sq ft)**

## Location

The market town of Watton is situated approximately 25 miles west of Norwich and 14.5 miles northeast of Thetford, and has a population of 11,543 (2021 census).

The subject premises are situated on the established Threxton Road Industrial Estate, approximately 1 mile to the west of the town centre.

The property is situated towards the end of Threxton Road, the main spine road of the estate.

Cranswick Country Foods, Exheat and Genpart are in close proximity.

## Description

The property which was built in 1989 and extended in 1991, comprises a detached industrial and warehouse facility occupying a self-contained fenced and gated site.

The property is of steel portal frame construction with 2 storey fitted offices, WC, canteen and amenity facilities. In addition to the above, is a further, more basic lean-to, together with 2 open fronted lean-to canopied storage areas.

Internally the main works area has a minimum headroom of approximately 4.2m, rising to approximately 7.4m at the roof apex. Full height electrically operated roller shutter doors provide access to both the front warehouse bay and middle works bay, and a further electrically roller shutter door gives access to the side lean-to stores area.

Externally the operational yard is concrete surfaced, fenced and gated.

## Accommodation

Measured on a gross internal area basis in accordance with the RICS Code of Measure and Practice, we calculate the floor areas as follows:

| Description                   | sq ft         | sq m            |
|-------------------------------|---------------|-----------------|
| Rear Works Area               | 4,238         | 393.70          |
| Middle works area             | 4,788         | 444.82          |
| Front warehouse               | 5,547         | 515.33          |
| Lean-to side store            | 1,866         | 173.35          |
| Two-storey offices            | <u>2,230</u>  | <u>207.16</u>   |
| Sub-Total                     | 18,669        | 1,734.36        |
| Front open fronted store area | 1,253         | 116.40          |
| Rear open fronted store       | <u>319</u>    | <u>29.59</u>    |
| Sub-Total                     | 1,572         | 145.99          |
| <b>Total GIA</b>              | <b>20,241</b> | <b>1,880.35</b> |
| Operational site              | 0.76 acres    | 0.31 hectares   |

## Agents Notes:

An area of grassed land, extending to circa 0.26 acres, which adjoins the property may be available to purchase in addition and may enable expansion, subject to planning. Further details upon request.

## IMPORTANT NOTICES

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## Services

We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order. Mains water, drainage and 3 phase electricity are connected.

## Business Rates

Business rates will be the responsibility of the occupier. The premises have the following assessment:-

| Description              | Factory and Premises |
|--------------------------|----------------------|
| Local Authority          | Breckland            |
| Rateable Value           | £67,000              |
| Rates payable for 2023/4 | £34,304              |

## Price/Rent

**£895,000** for the freehold and/or to let at **£75,000 per annum exclusive**.

## VAT

VAT will not be charged in addition to the purchase price/rent.

## Legal Costs

Each party will be responsible for their own legal costs incurred in documenting the sale/letting.

## EPC Rating

The property has a valid EPC and the assessment is D(85).

## Viewing & Further Information

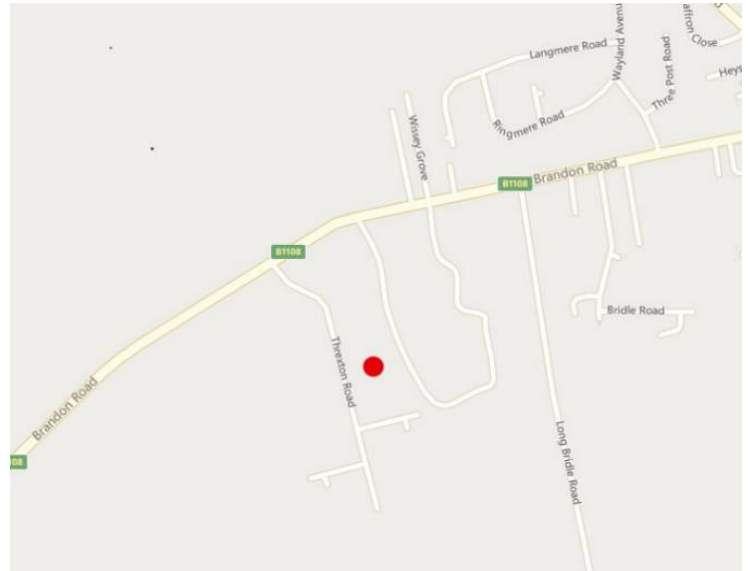
Strictly by appointment with the sole selling/letting agent.

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\*Please note some of the images shown were taken before the property was vacated and for indicative purposes only

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