

01284 702655

eddisons.com

INDUSTRIAL – TO LET

Eddisons

Incorporating Barker Storey Matthews



10a BURRELL WAY, THETFORD, NORFOLK, IP24 3RW

£110,000 per annum exc

2,045 sq m (22,011 sq ft) GIA

- By way of lease assignment or sub lease
- Excellent access to A11
- Yard with secure shared access
- Available immediately

LOCATION

Thetford is an established town with a strong industrial presence close to the Norfolk / Suffolk border, approximately 11 miles from Bury St Edmunds and 29 miles south of Norwich. The property is located at the end of Burrell Way on the London Road Industrial Estate in Thetford, close to the A11 Bypass giving excellent road access to Norwich and the national motorway network.

DESCRIPTION

The property is of steel portal frame construction and provides open plan warehouse space with four level access shutter doors to the front elevation, well appointed two storey offices and a good-sized surfaced yard for loading and parking. The total site area is approximately 0.9 acres.

SERVICES

Mains electricity, gas and water are believed to be available to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures, and fittings.

ACCOMMODATION

Warehouse:	1,643.95sq m	(17,695sq ft)
Offices ground floor:	200.53sq m	(2,158sq ft)
Offices first floor:	200.53sq m	(2,158sq ft)
Total GIA:	2045.01sq m	(22,011sq ft)

All measurements are approximate.

BUSINESS RATES

From enquiries made of the Valuation Office Website the property has a current rateable value of £101,000 (2023 Assessment). For the year commencing 1 April 2023, rates will normally be charged at 51.2p in the pound if the RV is £51,000 or more, and 49.9p if the RV is below £51,000.

RENT

The rent passing is £110,000 per annum exclusive of VAT and all other outgoings.

VAT

We understand that VAT will be charged on the rent.

LEGAL COSTS

Each party to bear their own legal costs.

SERVICE CHARGE

The tenant shall be responsible for a fair and reasonable proportion of the service charge for the estate. Further details are available on request.

EPC

A new EPC has been commissioned and will be available shortly.

PLANNING

We understand that the property is suitable for uses within classes E (formerly B1), B2 and B8 of the use classes order, however interested parties are advised to make their own enquiries of the local planning authority as to the suitability of the proposed use. The following uses are prohibited by the lease, plumbers' merchant, timber merchant and builder's merchant.

TIMING

The property is available immediately by way of sub lease or assignment.

LEASE TERMS

The property is held on a lease expiring on the 30th of June 2026. Further details are available upon request from the agent.

ANTI-MONEY LAUNDERING

Please note, all prospective parties will need to be verified for anti-money laundering purposes prior to the deal being agreed.

VIEWING

Strictly by appointment with the joint sole agents: -

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incorporating Barker Storey Matthews

12 Forbes Business Centre, Kempson Way, Bury St Edmunds, Suffolk, IP32 7AR.

Simon Burton

01284 715005

Simon.burton@eddisons.com

Or Innes England

Matt Hannah- mhannah@innes-england.com

Harvey Marriott- hmarriott@innes-england.com

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231017

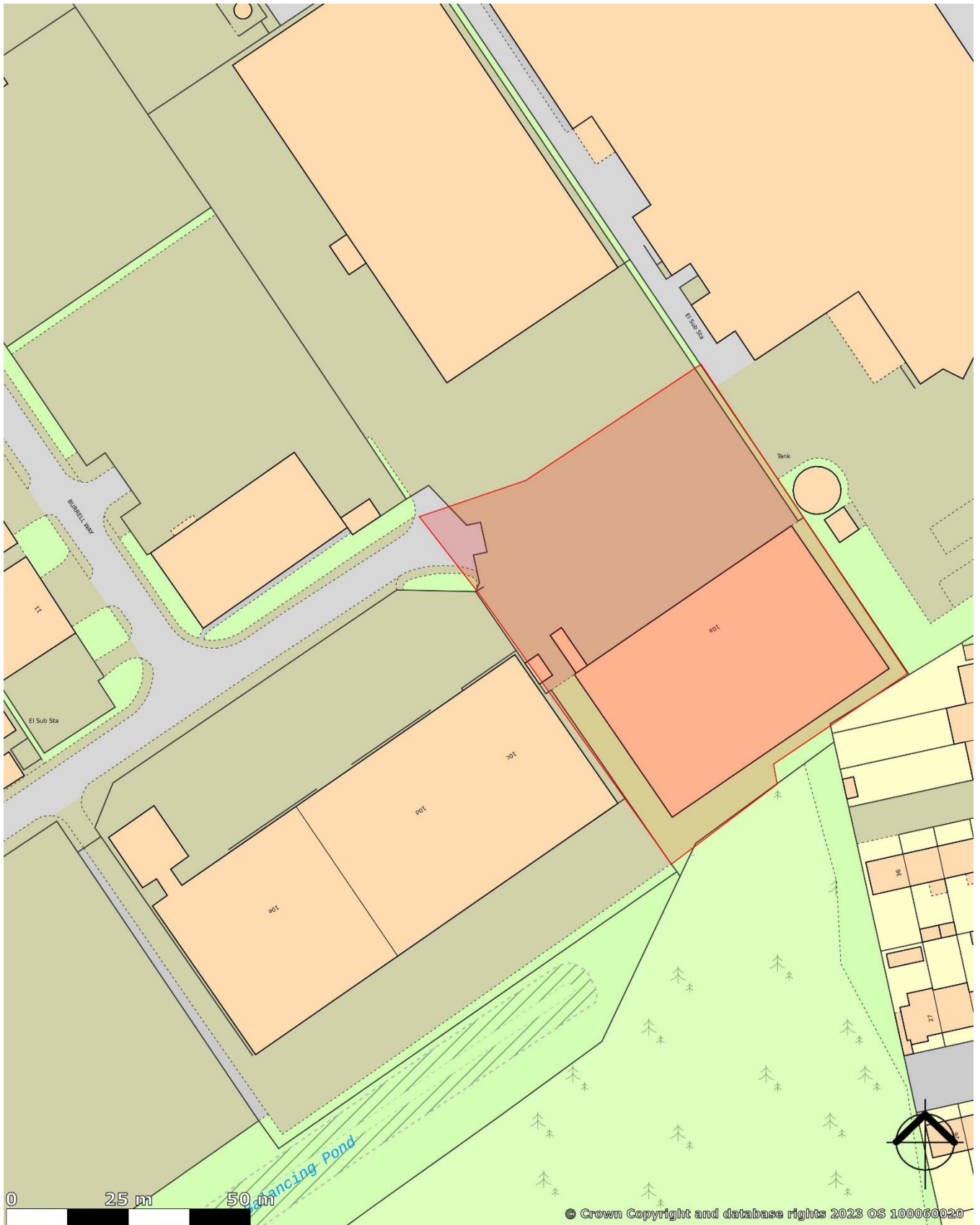
For more information, visit eddisons.com
T: 01284 702655

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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