



10a Burrell Way, Thetford, Norfolk IP24 3RW

TO LET

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

For enquiries and viewings please contact:



Matthew Hannah
07831 319801
mhannah@innes-england.com



Harvey Marriott
07535 312074
hmarriott@innes-england.com

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 roller shutter access to the front elevation. The warehouse benefits from translucent roof lights, gas warm air blower, concrete floors and sodium lighting. Offices are located within the building at ground and first floor level and are predominantly open plan benefitting from: carpet tiles, CAT II lighting, suspended ceilings and perimeter trunking. The building was extensively refurbished in 2016. Externally there is a good sized surfaced yard for loading and parking. The total site area is approximately 0.9acres.

Accommodation

	Sq M	Sq Ft
Warehouse	1,643.9	17,695
Office Ground Floor	200.5	2,158
Office First Floor	200.5	2,158
Total	2,044.8	22,011

Measurements are quoted on a Gross Internal basis in accordance with the RICS Property Measurement Second Edition.

Services

Mains drainage, gas, electricity and are believed to be connected to the property. 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.

Planning

We understand 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.

Tenure

The property is held on a lease expiring 30th June 2026 and is available by way of a sub-lease or assignment, further details are available from the agents.

Business Rates

Property Description: Shop & Premises

Rateable Value: £101,000

Rates Payable: £51,712 (based on the uniform business rates of 51.2p, effective until March 2024).

(Source: VOA)

Rent

The current passing rent is £110,000 per annum.

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.

VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

Legal Costs

Each party to bear their own legal costs.

EPC

The premises have an EPC assessment of D-76

Viewings

Strictly by appointment with the joint sole agents:- Eddisons incorporating Barker Storey Matthews
12 Forbes Business Centre, Kempson Way, Bury St Edmunds, Suffolk, IP32 7AR
Contact: Simon Burton
Email: simon.burton@eddisons.com
Tel: 01284 715005

Date Produced: 28-Nov-2023



