

WAREHOUSE/INDUSTRIAL FOR SALE

**BARKER STOREY
MATTHEWS**

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Stephenson House, Stephenson Way, Thetford, IP24 3RD

Price: £2,100,000

Size: 7,792.99sq m (83,884sq ft)

- Substantial warehouse unit
- Excellent access to A11
- Parking and loading yards
- 2.85acre site coverage
- Min 4.4m eaves
- Generous office content

'Voted by the Estates Gazette Most active agent in the East of England 2013 to 2017'



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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 on Stephenson Way where it meets 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 provides industrial/warehouse space that is arranged into 3 rectangular bays and a substantial office block to the front elevation. The warehouse is of steel portal frame construction under flat roof with translucent roof lights whilst the offices are of brick built construction with internal partition walls throughout. The warehouse benefits from a minimum height of 4.4m in 2 of the 3 bays and approximately 7.65m minimum in the central bay. Externally there is tarmac/concrete parking and loading to both side elevations and a secure yard to the rear elevation.

FLOOR AREAS

Warehouse: 5,927.8sq m (63,806sq ft)
Offices ground floor: 635.32sq m (6,839sq ft)
Offices first floor: 635.32sq m (6,839sq ft)
Mezzanines: 594.55sq m (6,400sq ft)

Total GIA: 7,792.99sq m (83,884sq ft)

All measurements are approximate.

SERVICES

Mains drainage, gas, electricity and water 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.

BUSINESS RATES

We understand from internet enquiries made from the VOA website that the property has a Rateable Value of £153,000. For the year commencing 1 April 2018 rates will normally be charged at 49.3p in the pound if the RV is £51,000 or more, and 48p if the RV is below

£51,000. However, the amount payable may be affected by transitional adjustments or reliefs that may be applicable. Interested parties are advised to make their own enquiries directly with the local council.

LEGAL COSTS

Each party to bear their own legal costs. The prospective purchaser may be asked to provide an undertaking in respect of the vendor's abortive costs should they withdraw from negotiations once solicitors have been instructed.

EPC

This property has an EPC of D (91). A copy of the EPC is available on our website.

PRICE

The freehold of the property is available at a price of £2.1m.

VAT

We understand that VAT will be charged on the price.

VIEWING

Strictly by appointment with the agents:-

Barker Storey Matthews

Davies House, 4 Hillside Business Park, Kempson Way, Bury St Edmunds, Suffolk, IP32 7EA

Contact:

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Approximate site area

ORDNANCE SURVEY PLAN

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