

Trade/Warehouse Unit  
TO LET  
Thetford, Norfolk

**BARKER STOREY  
MATTHEWS**

bsm.uk.com

**01284 702 655**



**Unit 5a Burrell Way Trade Park  
Thetford, IP24 3RS**

**Rent: £80,991per annum**

**Size: 17,999 sq ft (1,672 sq m)**

- Prominent warehouse unit
- Immediate Access to A11
- Self-Contained Unit with Large Secure Yard
- 6.35m Eaves Height
- 3 Roller Shutter Loading Doors
- Lighting & Heating to Warehouse

'Voted by the Estates Gazette Most active agent in the East of England 2014, 2015, 2016'



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## LOCATION

The premises has a prominent position at the entrance to Burrell Way Trade Park which is located to the south west of Thetford Town Centre. The A11 Thetford Bypass is within 0.5 miles. Other occupiers on the estate include Lidl, Screwfix, Howden Joinery and Boots. Forest Retail Park is located opposite where occupiers include Sainsbury's, McDonalds and B&Q. Thetford has an excellent central location within the eastern region and is approximately 31 miles from Norwich and 15 miles north east of the A14.

## DESCRIPTION

The property comprises a detached warehouse unit of steel portal frame construction with ground floor offices. The warehouse is accessed via three single roller shutter loading door and a separate pedestrian access. There is a large self contained yard and parking to the front.

## FLOOR AREAS

Warehouse 1,493.74 sqm (16,079 sqft)  
Offices 178.37 sqm (1,920 sqft)

**Total GIA: 1,672.11 sqm (17,999sq ft)**

All measurements are approximate.

## SERVICES

Mains 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. No warranty can be given in respect of the condition or working order of services, fixtures and fittings.

## BUSINESS RATES

According to the VOA website, the property's current rateable value is £52,000 leading to rates payable in the 2017/18 financial year of £24,908.

For a more accurate assessment of rates payable please contact the Local Authority.

## TERMS

The premises are held on a 10 year lease from 29 September 2011, expiring 28 September 2021.

## LEGAL COSTS

Each party to bear their own legal costs. The ingoing tenant is to provide an undertaking in respect of the landlord's abortive costs should they withdraw from negotiations once solicitors have been instructed.

## EPC

This property has an EPC of B (47). A copy of the EPC is available on our website.

## RENT

The current rent passing is £80,991 pax (£4.50 per sq ft).

## VAT

We understand that VAT will be charged on the rent.

## VIEWING

Strictly by appointment with the joint sole agents:-

### **Barker Storey Matthews**

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

Contact:

**Simon Burton** sb@bsm.uk.com

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**(01284) 702655**

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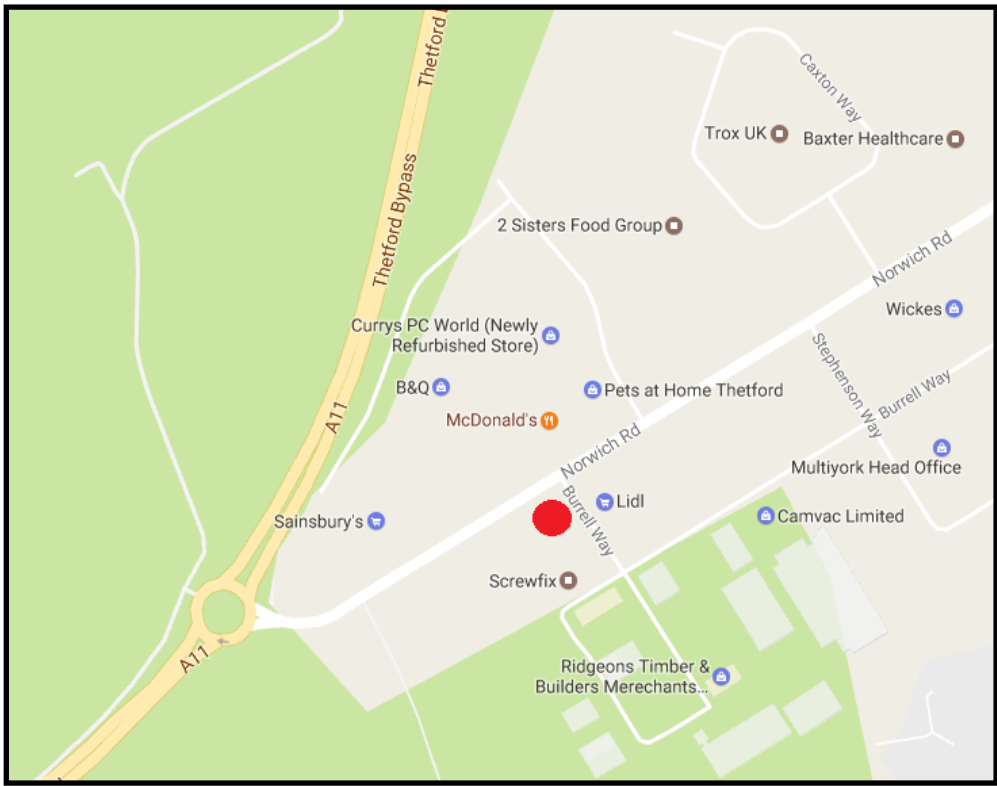
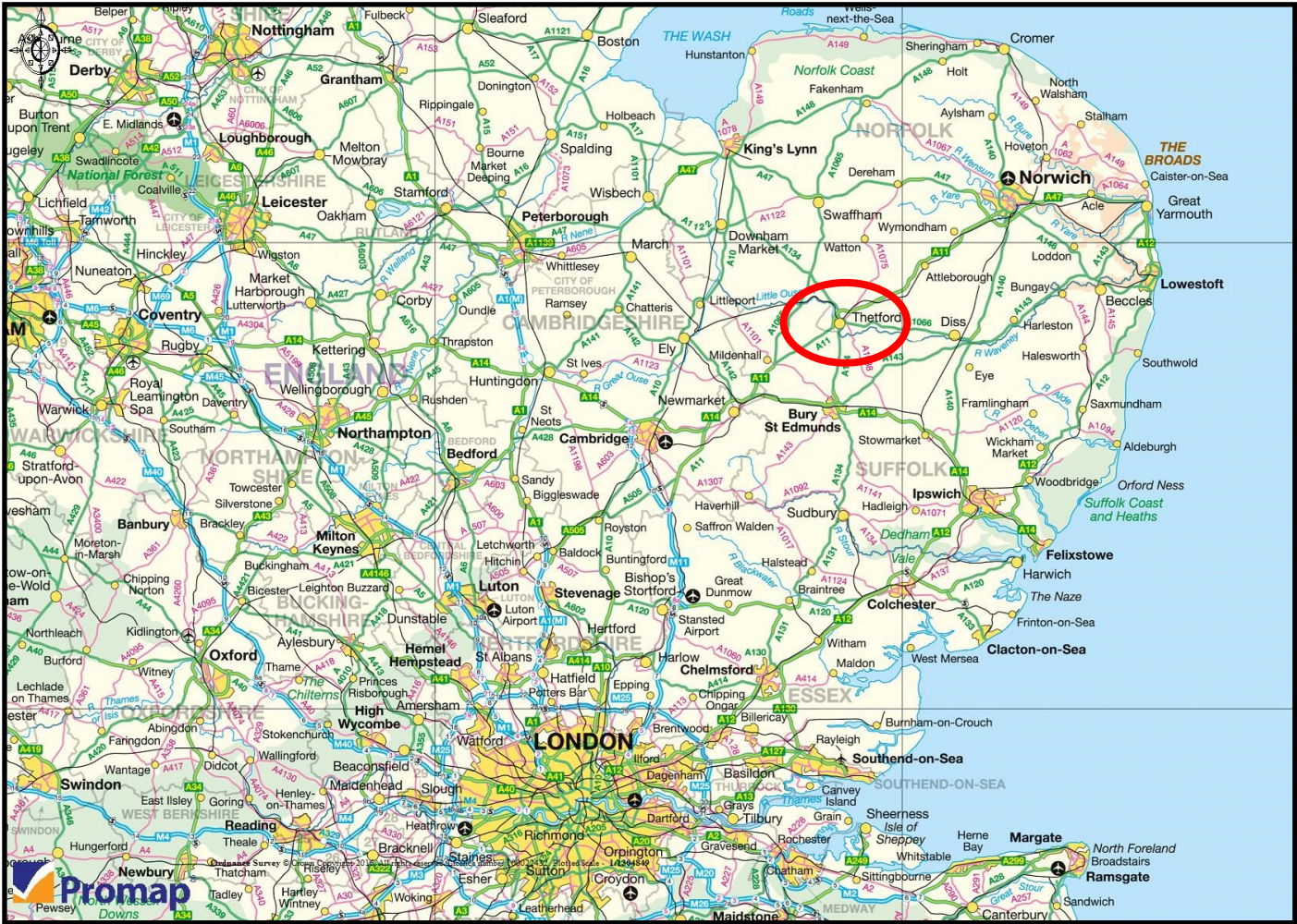
**Tim Harding** tim.harding@colliers.com

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**ORDNANCE SURVEY PLAN**

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