

WAREHOUSE

TO LET



Unit 14, Lodge Way, Thetford

IP24 1HE

170309/2025A



BTG
Eddisons

UNIT 14, LODGE WAY

THETFORD, NORFOLK, IP24 1HE



Agreement

To Let



Detail

Warehouse



Rent

£123,500 pax



Size

2,296.69 sq m (24,710 sq ft)



Location

Thetford, IP24 1HE



Property ID

170309/2025A

For Viewing & All Other Enquiries Please Contact:



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Director

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Property

Assignment or Sub-lease. Modern warehouse accommodation with offices arranged in two detached buildings and set within a secure yard with separate visitor car parking. The warehouse accommodation is of steel portal frame construction with factory coated profiled metal cladding under a pitched roof with translucent light panels, internal half height blockwork walls, fluorescent lighting, sectional up and over doors and concrete floor.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Unit 14 warehouse:	1,020.25	10,982
First floor warehouse office	48.06	517
Ground floor offices	181.76	1,956
First floor offices	148.86	1,602
Unit 14a warehouse	896.76	9,653
Total GIA	2,295.69	24,710

Services

Mains electricity 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.

Town & Country Planning

The property has established use as a warehouse in class B8, however interested parties are advised to make their own enquiries of the local planning authority as to the suitability of their intended use.

Rates

Charging Authority: Breckland
Description: Warehouse and Premises
Rateable value: £109,00 (2023 Assessment)
UBR: 54.6
Period: 2024-2025

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Energy Performance Certificate

The property has two EPCs unit 14 has an EPC of D (98) and unit 14a has a rating of E (101). A copy of the EPCs are available on our website.

Tenure

The property is held on a lease for a term of 15 years from December 2020. There is a tenant only break on the 10th anniversary of the lease and upward only rent reviews every 5 year.

Rent

The property is available by way of a sub-lease or assignment. The current passing rent is **£123,500** 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. The ingoing sub-tenant is to provide an undertaking in respect of our client's abortive costs should they withdraw from negotiations once solicitors have been instructed.

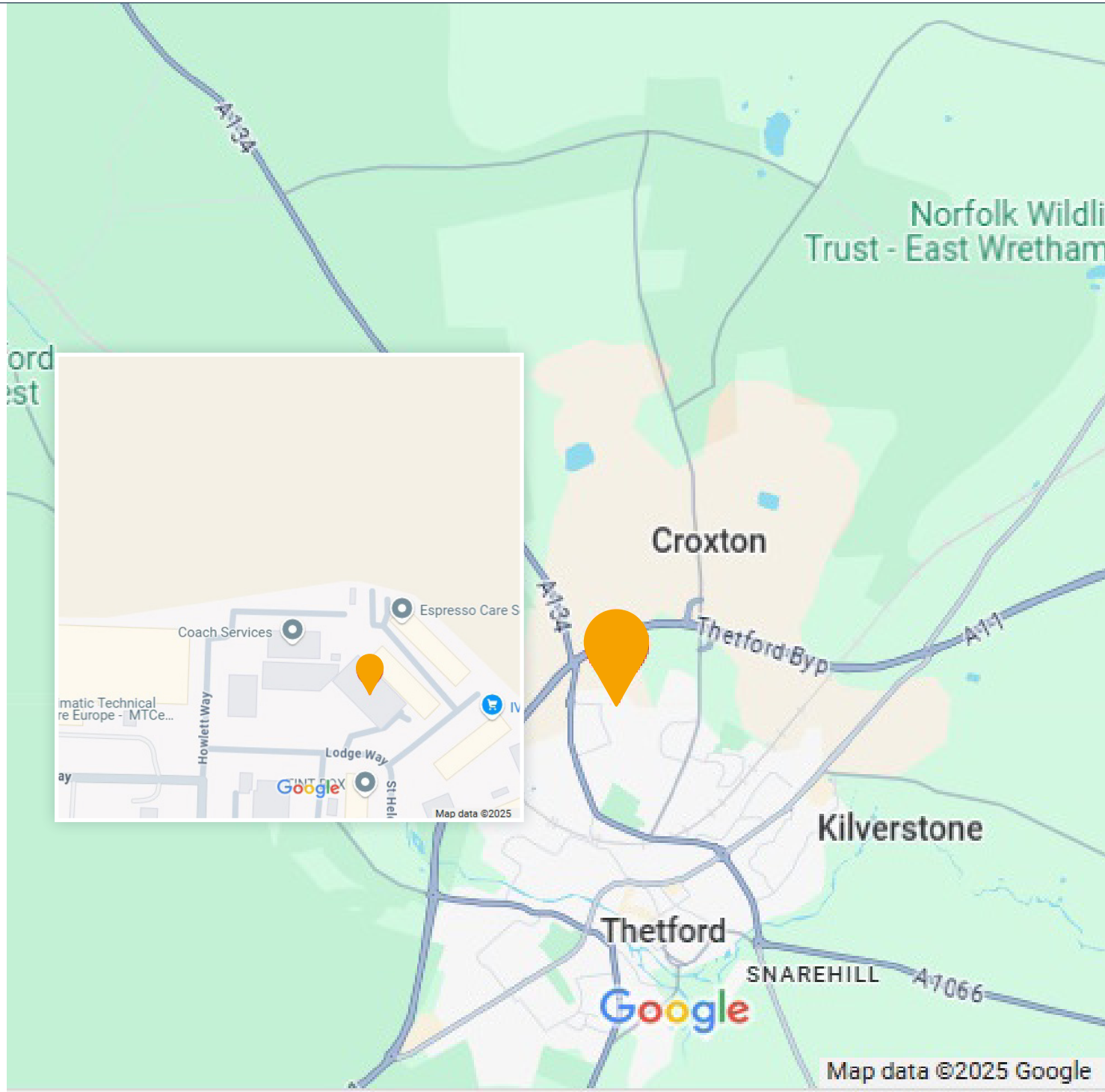
Anti-Money Laundering

Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course

Location

Thetford is a market town in the county of Norfolk with a population of just under 25,000. It is located at the intersection of the A11, A134 and the A1066, approximately 11 miles north of Bury St Edmunds and junction 43 of the A14, 30 miles south west of Norwich and 33 miles north east of Cambridge.

The property is situated on the Fison Way Industrial Estate which is located just off the A11 bypass at the northern edge of the town, approximately 1 mile from the centre. Thetford, already an established industrial location with access to a good labour force has seen increasing popularity in recent years as a commercial location further to the dualling of the A11 between Elveden and Barton Mills.





Google

