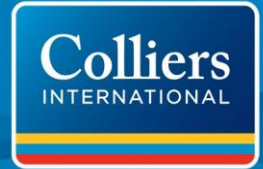


# PRELIMINARY DETAILS

## NEW TO MARKET



## Unit 5a Burrell Way Trade Park THETFORD, IP24 3RS

- Prominent Self Contained Warehouse
- 6.35m Eaves Height
- 3 Roller Shutter Loading Doors
- Ground Floor Offices
- WC's & Kitchen Facilities
- Lighting & Heating to Warehouse
- Secure Yard

**TO LET**  
**17,999 sq ft (1,672 sq m)**

### CONTACT US

Viewing is strictly by appointment  
through joint sole agents:

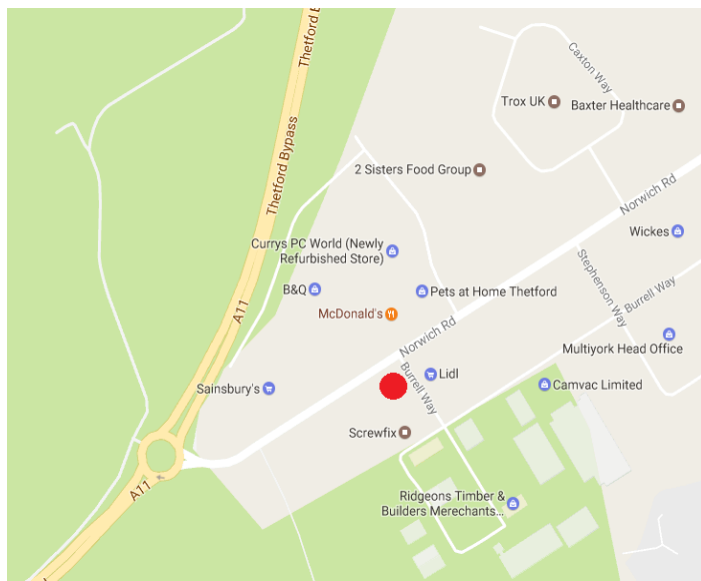
**Colliers International**  
James Haestier  
020 7344 6610  
[james.haestier@colliers.com](mailto:james.haestier@colliers.com)

Tim Harding  
020 7344 6588  
[tim.harding@colliers.com](mailto:tim.harding@colliers.com)

Colliers International  
50 George Street  
London  
W1U 7GA  
+44 20 7935 4499

[www.colliers.com/uk/industrial](http://www.colliers.com/uk/industrial)

## Unit 5a, Burrell Way Trade Park, THETFORD, IP24 3RS



### 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.

### ACCOMMODATION

	Sq ft	Sq m
Warehouse	16,079	1,493.74
Ground floor offices	1,920	178.37
<b>TOTAL GIA (APPROX)</b>	<b>17,999</b>	<b>1,672.11</b>

### TERMS

The premises are held on a 10 year lease from 29 September 2011, expiring 28 September 2021 subject to a 5 yearly rent review.

### RENT

Upon application

### VAT

The premises have been elected for VAT.

### RATES

According to the VOA website, the property's current rateable value is £48,250 leading to rates payable in the 2016/17 financial year of £23,980.25.

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

### LEGAL COSTS

Each party is to be responsible for their own costs in this transaction.

### EPC

<b>B</b>	<b>47</b>
----------	-----------

#### Misrepresentation Act

Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers International has any authority to make any representation or warranty whatsoever in relation to this property. Jan 17

Colliers International is the licensed trading name of Colliers International Property Consultants Ltd which is a limited liability partnership registered in England and Wales with registered number 7996509. Our registered office is at 50 George Street, London W1U 7GA.

