

BURRELL WAY

Thetford, Norfolk IP24 3QY

Freehold Industrial Investment FOR SALE



Factory/Office building on large secure site,
103,000sq.ft (9,568sq.m)
5.3 acre (2.14 Hectare) Site
72 Car Spaces

Property Details

Location

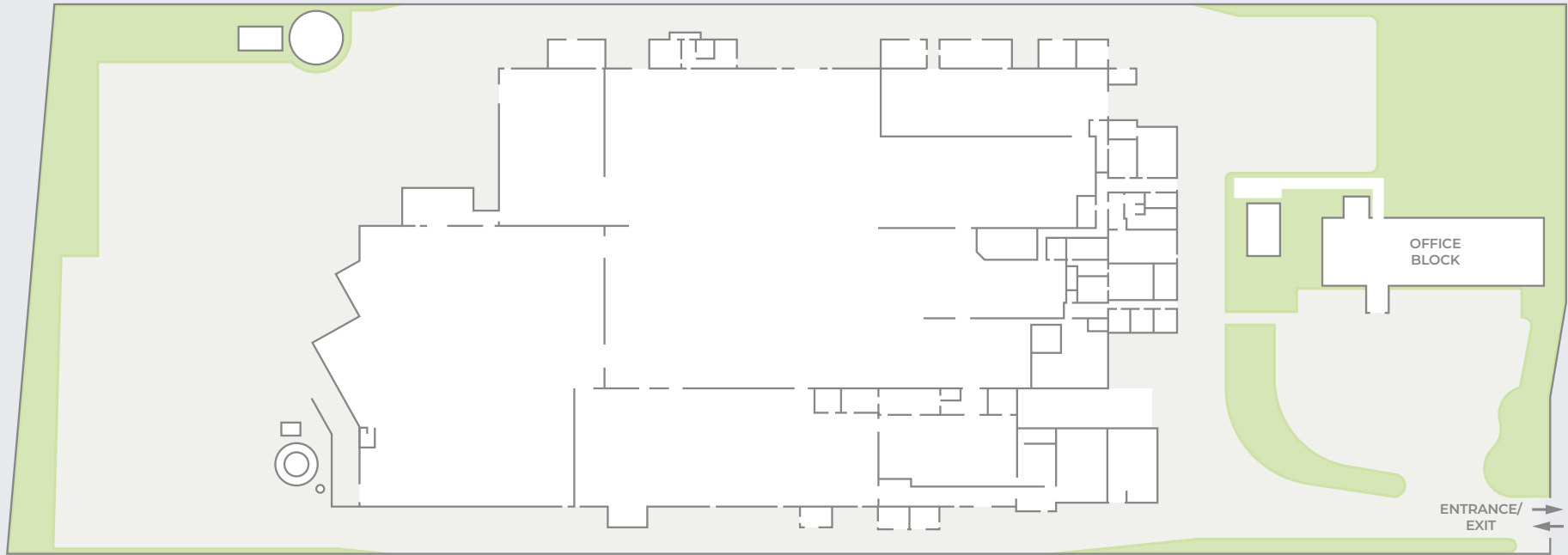


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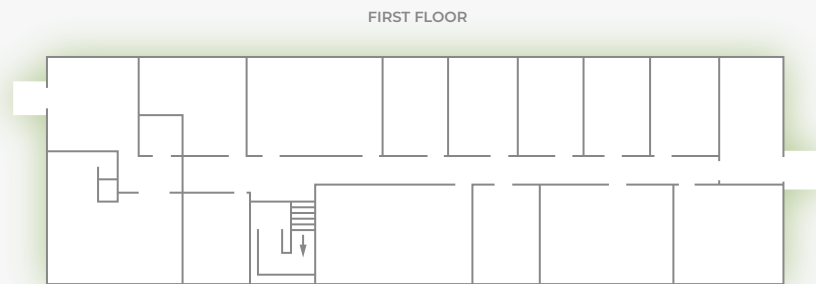
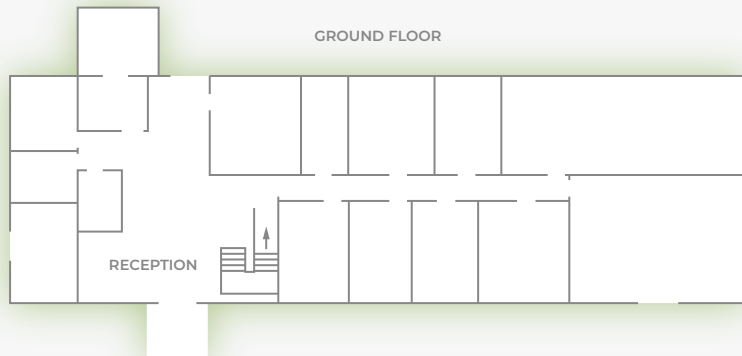
Thetford is a market town with a resident population of circa 25,000 people and is located on the A11, approximately 11 miles north of Bury St Edmonds, 33 miles north east of Cambridge and 30 miles south west of Norwich.

The property is situated just off London Road and close to the A11 at the south western edge of the town. London Road contains a range of retail and trade counter activity with the property situated within a predominantly industrial/employment area.

Site Plan



OFFICE BLOCK



Property Details



Description

The property comprises a substantial detached factory/ industrial building constructed in the 1950's with a later modern addition to the rear constructed in 1981. The main factory is of steel truss construction with blockwork cladding beneath a flat profile steel roof, the more recent addition to the rear being of steel portal frame construction beneath a pitched roof. The buildings are clad in brick with profiled steel cladding to some walls and to the pitched roof.

The factory benefits from sealed concrete floors, fluorescent/sodium lighting, eaves heights of 5.3m (7.6m to the ridge), a mix of dock, roller shutter and concertina loading

doors. Internally, there is a single storey office/ laboratory area to the front and further first floor offices with ancillary WC/welfare facilities.

At the front of the site is a large 2 storey office building of brick construction beneath a flat roof providing a mix of cellular accommodation, reception office and WC/ welfare facilities.

Externally, there are large surfaced car park/ yards to the front and rear of the site and two substations.

Accommodation

We calculate that the property has the following gross internal areas

Industrial 90,430sq.ft

Offices –

Ground 5,265sq.ft

First 1,780sq.ft

Office Block

Ground 2,655sq.ft

First 2,870sq.ft

Gross Internal Area 103,000sq.ft (9,568sq.m)

We calculate that the property stands on a self-contained site of 5.3 Acres (2.14 Hectares).



Business Rates

We are advised that the property appears in the Valuation List with a Rateable Value of £238,000.

Services

We are advised that the property benefits from mains and electricity, water, gas and drainage.

Asking Price

Freehold, subject to a new occupational lease with Camvac International Ltd for 10 years at £365,000 per annum exclusive of VAT, rates, service charge, insurance and all other outgoings with a rent review and tenant only break at the 5th year. The lease is subject to a Schedule of Condition.

Freehold offers are invited of £3.75m, reflecting a net initial yield of 9.15% having regard to a purchaser's costs of 6.25%.

Legal Costs

Each party will be responsible for their own legal costs incurred in any transaction.

EPC

The property is assessed with an EPC rating of (rating still awaited).

Anti Money Laundering

Please note, all prospective parties will need to be verified for anti-money laundering purposes prior to any disposal being agreed.





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Information
Safety signs



For viewings and further details please contact Sole Agents



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