

NEW UNIT CAPABLE OF SUB-DIVISION



Units 2 & 3

7A Burrell Way, Thetford, IP24 3RW

New warehouse/light industrial units

2,370 to 4,739 sq ft
(220.18 to 440.27 sq m)

- New unit of 4,739 sq ft which can split
- Office & WC to be provided (subject to overall terms)
- Concrete forecourt area
- Excellent access to A11

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Summary

Available Size	2,370 to 4,739 sq ft
Rent	£20,000 - £45,000 per annum
Rates Payable	£0.03 per sq ft Based on the 2026 valuation, coming into effect in April.
Rateable Value	£23,000
VAT	Applicable
Legal Fees	Each party to bear their own costs. The tenant/purchaser will be required to provide an undertaking for abortive costs.
Estate Charge	More information available on request
EPC Rating	EPC exempt - Industrial sites, workshops and non-residential agricultural buildings with low energy demand

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - New unit	4,739	440.27	Available
Total	4,739	440.27	

Description

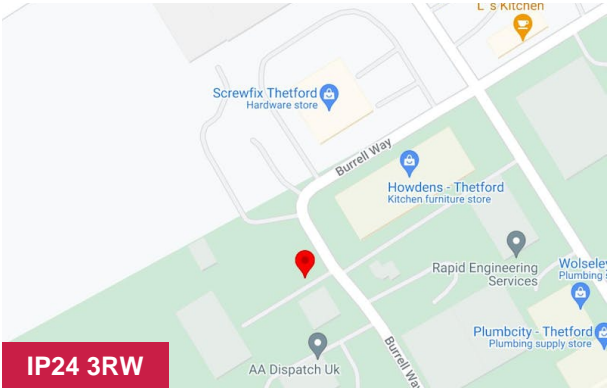
The unit is newly constructed and situated at the rear of the site. The unit is of steel portal frame construction with composite steel cladding to roof and elevations. The internal eaves height is 5.75m. Two electric roller shutter doors & two personnel doors are provided. The unit has two separate service connections (capped off) and therefore could be subdivided.

A small office and WC provision can be installed as part of the deal (subject to overall terms).

Externally the units each have a concrete forecourt and shared access from Burrell Way.

Location

The property is situated on Burrell Way, approximately 1.5 miles west of Thetford town centre. Burrell Way is Thetford's primary trade and employment estate with excellent access to the A11 providing direct links to Norwich, Cambridge, the M11 and national motorway network.



Viewing & Further Information



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