



Unit 1

7A Burrell Way, Thetford, IP24 3RW

Detached light industrial/warehouse with offices

1,415 sq ft
(131.46 sq m)

- Providing a GIA of 1,415 sq ft (131 sq m)
- Workshop/warehouse with reception, office, WC & kitchen
- Potential for Small Business Rates relief (subject to reassessment)
- Shared concrete yard with demised car spaces
- Excellent access to A11

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Summary

Available Size	1,415 sq ft
Rent	£12,750.00 per annum
Business Rates	The new units will require assessment. Small Business Rates Relief may apply.
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	C (62)

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Warehouse & office	1,415	131.46	Available
Total	1,415	131.46	

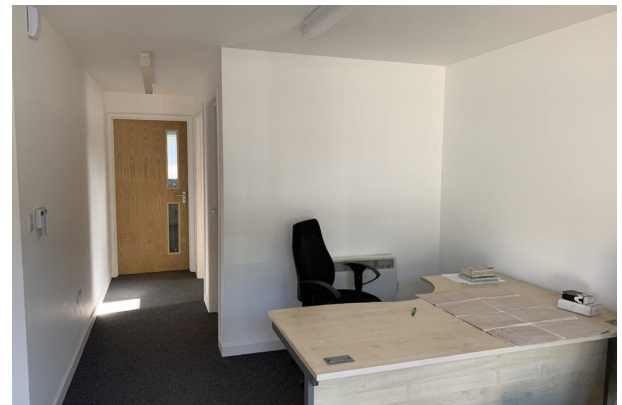
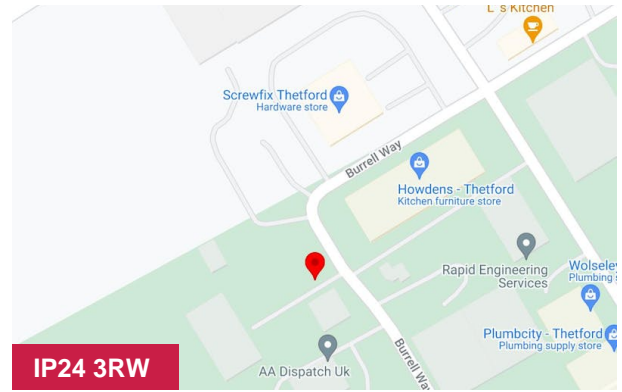
Description

The property comprises a detached light industrial/warehouse which fronts Burrell Way and provides a workshop/warehouse with ancillary reception, office, kitchen and WCs. The unit is steel framed with insulated steel profile clad roof and elevations and benefits from a full height roller shutter door.

Demised car parking will be provided accessed from a communal entrance road.

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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