

**TO
LET**

Industrial / warehouse unit with offices and a secure yard

12,133 sq ft (1,127 sq m) on a site from 0.72 up to 1.12 acres (0.45 ha)

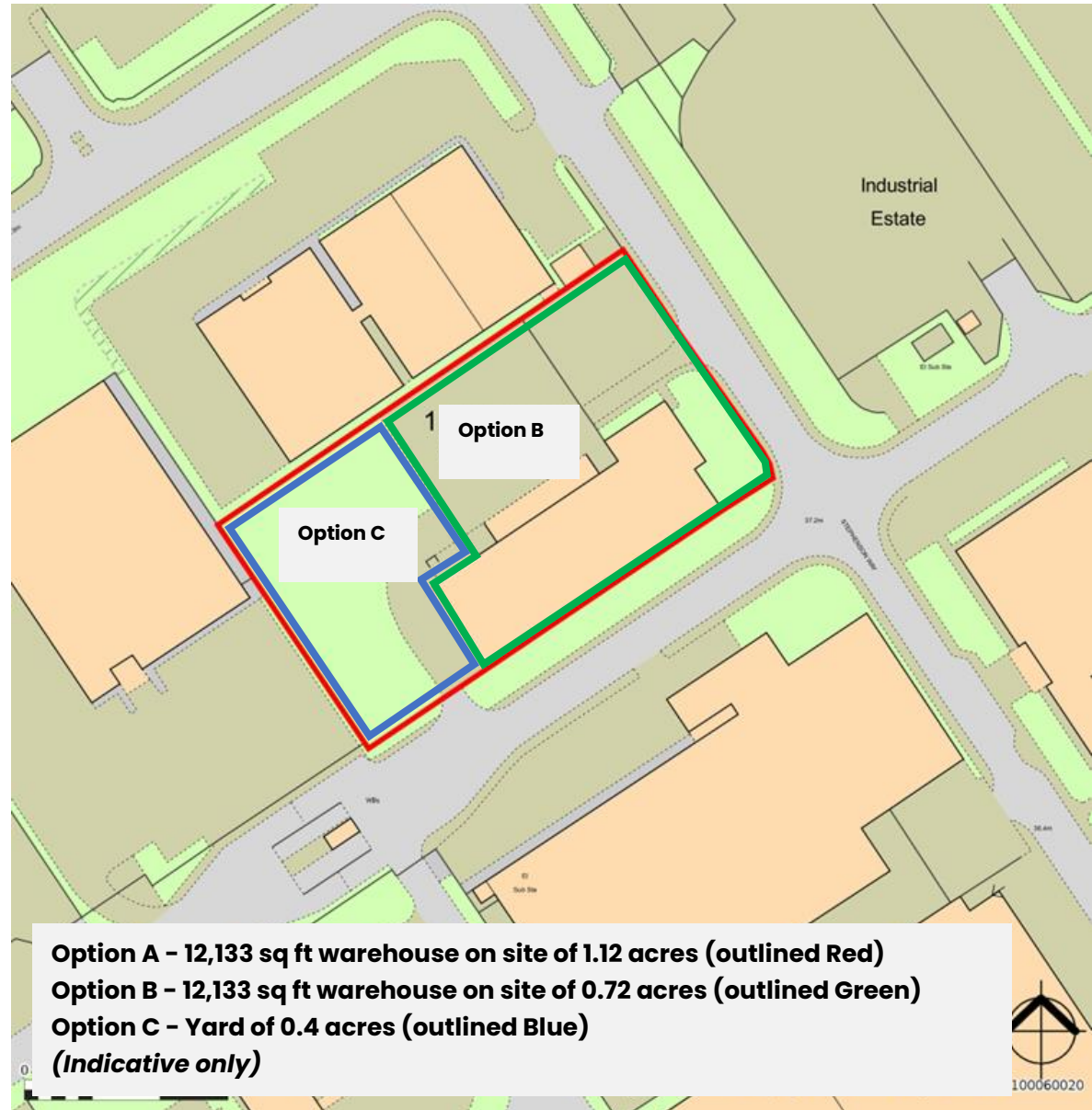


Location

The unit prominently situated on the corner of Stephenson Way and Burrell Way to the west of Thetford town centre with excellent access to the A11 providing direct links to Norwich, Cambridge, the M11 and national motorway network. Drive distances from Stanhope House are as follows:

- Thetford town centre 1.25 miles east
- Bury St Edmunds 14 miles south
- Cambridge 32 miles south west
- Norwich 33 miles north east
- Stansted Airport 48 miles south west
- Felixstowe 50 miles south east
- London 86 miles south west

(Source Google Maps)



Description

Stanhope House is a prominent, detached warehouse or industrial unit set on a secure self-contained site. The main warehouse / workshop is constructed of concrete portal frame under a pitched roof which was re-roofed in 2013. The warehouse is served by two loading doors in the side and gable end elevations, a canopied area to the side of the main warehouse has been enclosed to provide useful additional storage.

The internal eaves height is 3.26m rising to 4m at the apex in the main warehouse and 4.8m in the side storage area. The warehouse has fluorescent strip lighting and solid concrete floors.

To the front and side elevations the unit is provided with a single storey office block providing reception, office, staff welfare and WC provisions. The offices have double glazed windows, gas fired central heating, comfort cooling, suspended ceilings with Category 2 lighting, floor boxes, male & female WCs, a kitchen and shower.

Externally the property benefits from an excellent fenced and gated yard area, as well as generous forecourt parking. The yard area can be accessed from both Stephenson Way and Burrell Way and has a mix of concrete and grassed areas. The yard is capable of being split with the rear yard offered separately to the main building and side yard.

Accommodation

The following approximate gross internal floor areas are provided:

Floor	Description	Sq M	Sq Ft
Ground	Warehouse	803.86	8,653
	Lean to store	107.64	1,159
	Offices & ancillary	215.64	2,321
TOTAL		1,127.15	12,133

The unit sits on a site area of approximately 1.12 acres (0.453 hectares).



Rent

The property can be let as a whole, or the warehouse can be offered with a reduced yard area and the rear yard let separately. The quoting rents for each option are as follows:

Option A - Warehouse on 1.12 acre site - £75,000 per annum

Option B - Warehouse on 0.72 acre site - £60,000 per annum

Option C - Rear yard of 0.4 acres - £15,000 per annum

Terms

New leases on full repairing & insuring terms.

EPC

D-83. Expiry 14 March 2031.

VAT

VAT is payable on the rent and all other outgoings.

Business Rates

Stanhope House has a RV of £38,750 from April 2023. The site will require re-assessment if split.

Viewing & Further Information

Contact the sole letting agents Hazells on 01284 702626 or email;

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