



Secure yard

Burrell Way, Thetford, IP24 3RU

**Self contained secure
storage yard of
approximately 0.4 acres**

0.40 Acres
(0.16 Hectares)

- Fenced and gated site with part concrete part grassed area
- Well located close to A11
- Busy industrial & trade estate
- Suitable for open storage or other uses (stp)
- Adjacent warehouse of 12,133 sq ft also available

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Summary

Available Size	0.40 Acres
Rent	£15,000 per annum
Business Rates	To be assessed.
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs. The tenant will be required to provide an undertaking for the Landlords abortive legal costs.
EPC Rating	EPC exempt - No building present

Description

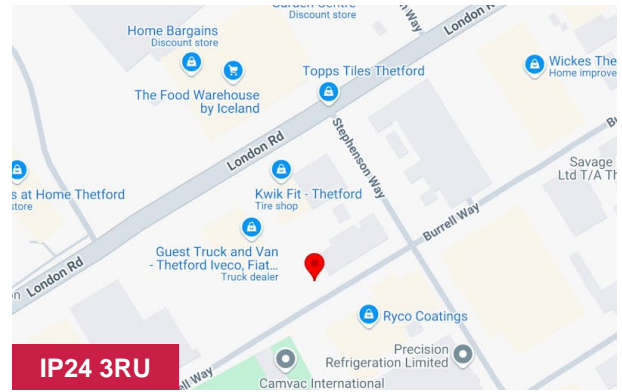
The property comprises a secure self-contained yard area with palisade fencing and gated entrance from Burrell Way. The site currently has a mix of concrete & grassed surfacing.

The site forms part of a larger yard adjoining Stanhope House, a 12,133 sq ft warehouse, and is being offered separately once an occupier is found for the warehouse building. A fence will be erected and consideration will be given to improving the surfacing of the grassed area.

No services are provided to the site.

Location

The yard is positioned on 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.



Viewing & Further Information



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