

WAREHOUSE / TRADE COUNTER

Unit 2

7A Burrell Way, Thetford, IP24 3RW

New warehouse/light industrial units with offices and secure forecourt

2,843 sq ft
(264.12 sq m)

- New office, kitchen & WCs installed
- Concrete forecourt area on secure gated yard
- Excellent access to A11
- Busy trade estate location
- Providing a gross internal area of 2,843 sq ft (264 sq m)

Unit 2, 7A Burrell Way, Thetford, IP24 3RW

Summary

| | |
|-----------------------|---|
| Available Size | 2,843 sq ft |
| Rent | £27,000 per annum |
| Rates Payable | £11,477 per annum 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 will be required to provide an undertaking for abortive costs. |
| Estate Charge | More information available on request |
| EPC Rating | Upon enquiry |

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|-----------------|--------------|---------------|--------------|
| Unit - New unit | 2,843 | 264.12 | Available |
| Total | 2,843 | 264.12 | |

Description

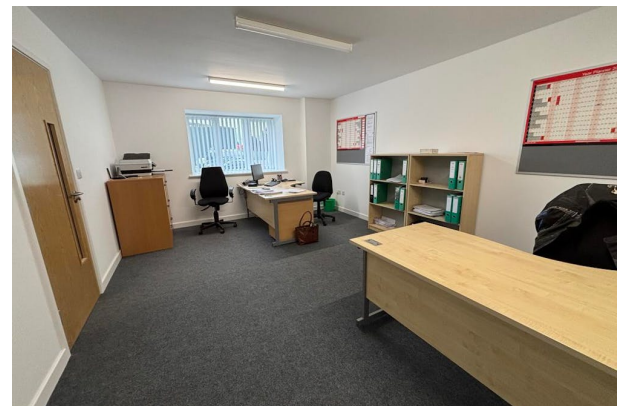
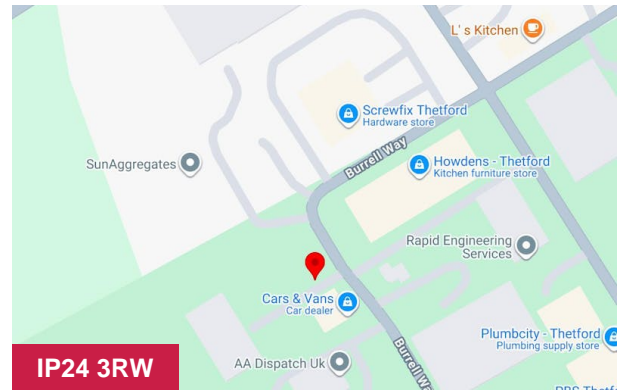
The unit is newly constructed and situated at the rear of the site. The unit is of steel portal frame construction with composite steel cladding to roof and elevations. The internal eaves height is 5.75m. Two electric roller shutter doors & two personnel doors are provided. The unit has two separate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