



## Detached Industrial Unit with Secure Yard 449 m<sup>2</sup> (4,833 sq ft)

Industrial  
To Let



- ESTABLISHED TRADING LOCATION
- SECURE GATED YARD
- OFFICES WITH ANCILLARY STORAGE
- EXTENSIVE MEZZANINE STORAGE
- GOOD TRANSPORT LINKS
- AMPLE PARKING
- GOOD EAVES HEIGHT

### Unit 6, Threxton Road Industrial Estate, Watton, Thetford, IP25 6NG

Watton is an established market town, situated in the heart of Norfolk just over 20 miles west of Norwich and a similar distance east from King's Lynn. It is located on the junction of the A1075 and B1108. Watton has thriving employment base, and is home to known industrial occupiers including Natures Menu, Able Cleaning and Hygiene and CoreX Controls.

Threxton Road Industrial Estate is situated on the western outskirts of the town, it is a modern and established industrial estate with access directly from the B1108. The units are situated a short distance from the entrance of the estate, in a small cul-de-sac.

What Three Words :// dips.starfish.joyously

Note: Arnolds Keys for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessee should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Arnolds has any authority to make or give any representation or warranty whatever in relation to this property.



### Description

The property comprises a detached modern industrial unit with brick and block walls, sheet metal roof, loading door and secure, gated yard area. The property provides predominantly well-appointed office accommodation, with ancillary warehousing and mezzanine space. The office space benefits from air conditioning and LED lighting and comprises a mix of open plan space and meeting rooms. The warehouse accommodation is accessed via a modern loading door and has a minimum eaves height of 3m. Mezzanine storage is available above the office space.

A large, secure gated yard lies adjacent to the property.

### Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice and calculate the following approximate gross internal floor area:

Description	M <sup>2</sup>	Sq Ft
Warehouse	84.08	905
Offices/ancillary	182.46	1,964
Mezzanine	182.46	1,964
<b>TOTAL</b>	<b>449</b>	<b>4,833</b>

### Terms

The property is available on a new full repairing and insuring lease, for a term to be agreed, at an initial rent of **£28,500** per annum exclusive.

### Business Rates

The property has been entered onto the Valuation Office Agency website as the following:

Description: Store and Premises  
Rateable Value: £18,750  
Rates Payable 2025/2026: £9,356.25

### Legal Costs

Each party to bear their own costs

### VAT

Our client reserves the right to charge VAT in line with current legislation.

### EPC

The property has an EPC rating of: E

### Viewing and further information

Strictly by appointment with the sole agents:

Arnolds Keys 01603 216825

Harry Downing

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SUBJECT TO CONTRACT –GWC/NOL/29377/120

