



## Refurbished Light Industrial Unit

93.20 m<sup>2</sup> (1,003 sq ft)

Industrial

To Let

20 MILES WEST OF NORWICH  
AND EAST OF KING'S LYNN

ROLLER SHUTTER LOADING  
DOOR

3 PHASE POWER

3.6M MIN EAVES HEIGHT

OFFICE, WC, KITCHENETTE

LED LIGHTING

## Unit 4E Threxton Road Industrial Estate, Watton, Thetford, Norfolk 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.

### Description

The unit forms part of a terrace of six light industrial units and Internally benefits from integral office accommodation, kitchen, WC, roller shutter door, and 3-phase power and LED lighting.

### 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
4E	93.20	1,003
<b>Total GIA</b>	<b>93.20</b>	<b>1,003</b>

### Terms

The unit is available by way of a new full repairing and insuring lease for a term of 3 years at an initial rent of **£9,750** per annum exclusive. Service charge details are available upon request.

### Business Rates

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

Description: Warehouse and Premise

Rateable Value: £7,700

Rates Payable 2026/2027: £3,326.40

### Legal Costs

Each party is to bear its own legal 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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DDi: 01603 216806

SUBJECT TO CONTRACT - HRD/njr/120

