

T150, CAXTON WAY, THETFORD, NORFOLK, IP24 3RY

FOR SALE/TO LET - NEW INDUSTRIAL/WAREHOUSE FACILITY

50,000 sq.ft - 150,000 sq.ft (4645.15 m² - 13935.45 m²) **8.20 Acre (3.32 Hectare)**



Location

T150 will be situated off Caxton Way, Thetford on the site of a former food processing plant. Caxton Way is one of the established industrial areas of Thetford, located off London Road 2 miles to the south-west of the town centre. To the west of the site is the A11, Thetford Bypass, which provides the main road links between Norwich and London. London Road, to the south east of the site, links to the A11 giving the site good transport links to the surrounding area.

Accommodation

The property comprises a proposed new industrial/distribution facility totalling approx. 150,000 sqft including approx. 6,000 sq ft of office accommodation at first floor level, situated on a site of approx. 8.2 acres. Smaller units from 50,000 sq ft can be provided subject to specification.

The building will benefit from 12 m eaves, a 45m service yard, 23 loading bays including 11 dock levellers. Parking will provide for 116 car, 5 motorcycle and 14 trailer spaces.

The site is fully serviced with mains electric, gas, water and drainage.

Industrial/Warehouse	143,565 sq.ft (13337.62 m ²)
First Floor Offices	6,000 sq.ft (557.42 m ²)
Total	149,565 sq.ft (13895.04 m ²)

Terms

The property is available via a pre-let on terms which will be subject to final specification, size and fit-out. The property will be offered leasehold or freehold on a build to suit basis. Alternatively the site can be bought freehold with the benefit of the planning permission.

Service Charge

A service charge may be applicable in respect of this property. Further details on request.

Rates

Rates Payable	To be advised
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Energy Performance Asset Rating

EPC Awaited

Legal Costs

Each party to bear their own.

VAT

All rents and prices stated are subject to Value Added Tax.

Viewing & Further Information

Strictly by prior arrangement with Mass & Co. Contact;:

Mark Mannering

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