

On Instructions of B Tobin and S Tilsiter of Strettons Chartered Surveyors, L.P.A. Receivers



118,627 ft² (11,020 m²)
on 6.365 acres (2.576 hectares)

Caxton Way
Thetford, Norfolk
IP24 3RY

TO LET / MAY SELL

MODERN SINGLE STOREY WAREHOUSE WITH CHILL STORES

Location

The premises are situated in Caxton Way which comprises part of an established industrial/distribution location to the south west of Thetford Town Centre and in close proximity to the A11 Trunk Road/Thetford Bypass.

Other major occupiers in the vicinity include Tulip International, Baxter Healthcare and Boots. Adjacent to Caxton Way there is the Forest Retail Park which includes Sainsbury, CarpetRight, Currys, McDonalds, Allied Carpets and Brantano.

Thetford is at the hub of East Anglia being strategically located midway between Norwich and Cambridge which are connected by the A11/A14. The A14 also provides access to the East Coast Ports, A12, A1, M1 and the East Midlands.



Description

The premises comprise a modern, single storey warehouse incorporating chill stores and the following specification:

- Two bays
- Steel portal frame
- 10m eaves to ambient warehouse
- Substantial chill stores arranged in three interconnecting compartments
- 8 dock level loading doors
- 1 ground level loading door
- Large yard areas
- Good HGV and car parking
- Integral two storey offices
- Transport office building
- Secure site





Accommodation

(approximate gross internal floor areas)

| | | |
|-----------------------------------|-------------------------------|-------------------------------|
| Warehouse and chill stores | 113,814 ft ² | (10,573 m ²) |
| Two storey offices - Ground floor | 1,838 ft ² | (170.5 m ²) |
| - First floor | 1,838 ft ² | (170.5 m ²) |
| Transport office | 1,137 ft ² | (106 m ²) |
| TOTAL | 118,627 ft² | (11,020 m²) |

The cold stores within the building have a volume of 724,416 ft³ (67,300 m³).

Approximate site area 6.365 acres (2.576 hectares).

Services

All mains services are connected to the premises.

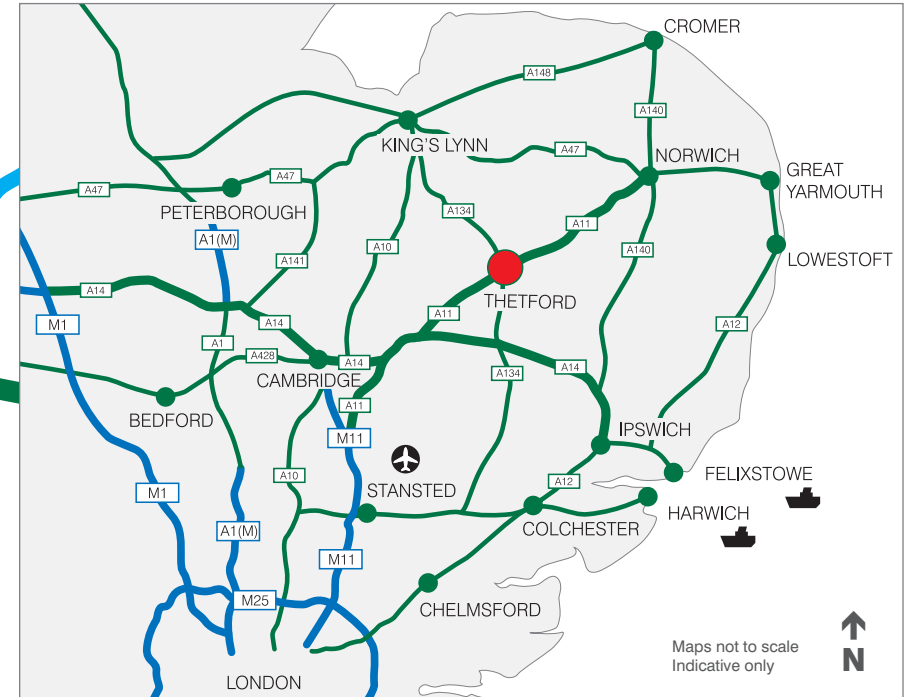
Rates

Rateable value £495,000.

Tenure

The premises are available to let on a new full repairing and insuring lease or our client may consider a sale. Terms on application.

SAT NAV: IP24 3RY



Viewing & Further Information

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