

**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)

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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	B (49)

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

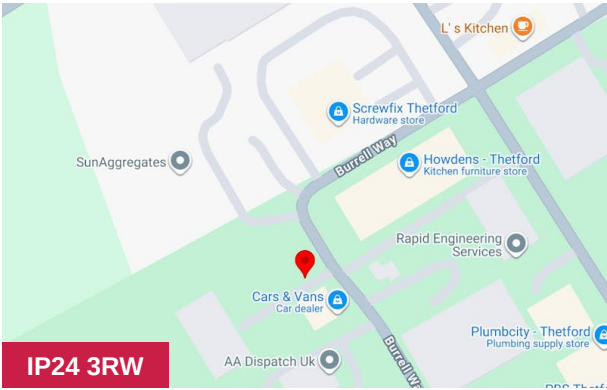
The unit is newly constructed and situated at the rear of the site. The unit is of steel portal frame construction with composite steel cladding to roof and elevations. The internal eaves height is 5.75m. Two electric roller shutter doors & two personnel doors are provided. The unit has two separate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