



CHAPMAN
CHARTERED SURVEYORS

GORDON'S WORKSHOP, BLAKENEY FARM, THETFORD IP24 1LJ
131.2 sqm / 1,413 sqft



SECURE WORKSHOP AND YARD JUST OFF A11

Ref: 181207

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Regulated by RICS

TO LET

Secure workshop and yard just off A11 at Thetford 131.2 sqm / 1,413 sqft

LOCATION

Thetford is a market town in the Breckland district of Norfolk located approximately 30 miles south-west of Norwich and 18 miles from the A14. It has a population of approximately 25,000 people and a wide range of services and amenities including a railway station on the Norwich-Cambridge line.

The property is located half a mile from the Croxton junction on the A11 to the north of Thetford, with direct access to both north- and southbound carriageways.

DESCRIPTION

Traditional flint building with single skin asbestos roof and metal roller-shutter door.

ACCOMMODATION

Manual roller-shutter door (3.7m W x 4.4m H), open-plan internally with concrete and flagstone floor. Hard-surfaced yard to front, shared WC facilities on site.

FLOOR AREA

Building width: 19.098m
Building depth: 6.108m
Recess width: 3.712m
Recess depth: 3.932m

LEASE TERMS

The property is available on internal repairing and insuring terms ('IRI') with service charge.

RENT

£1,000 pcm payable monthly in advance.

DEPOSIT

Three months' rent.

SERVICE CHARGE

Fixed service charge for maintenance of roadway.

VAT

No VAT.

SERVICES

Mains water (sub-metered) and electricity (3 phase). The property will be fitted with LED lights and an EICR provided before occupation.

SITE SECURITY

Blakeney Farm is protected by has a secure vehicular access gate with keypad entry only.

BUSINESS RATES

The property is not assessed for rates.

ENERGY PERFORMANCE CERTIFICATE ('EPC')

The property does not require an EPC as it is a low-energy demand building.

PLANNING

There is no planning history for the property on the Breckland Council website.

LOCAL AUTHORITY

Breckland Council.

COSTS

The tenant will contribute £495+VAT to the landlord's costs.

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact Chapman Chartered Surveyors:

Email: contact@chapmansurveyors.co.uk

Tel: 01379 687645

AGENCY

MANAGEMENT

PLANNING

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VALUATION

Chapman Chartered Surveyors for themselves and as Agents for the proposed Vendor(s) or Lessor(s) give notice that: (1) they do not make or give either in these particulars or in negotiations or otherwise any warranty or representation whatever in relation to the property; (2) any plan attached to these particulars is for identification purposes only and all measurements are given as a guide and no liability can be accepted for errors arising therefrom; (3) the property being open to inspection any intended purchaser must satisfy himself as to the accuracy of these particulars and he will be deemed to have full knowledge thereof; (4) no liability can be accepted for any misstatement, omission or errors in these particulars; and (5) these particulars do not constitute an offer or contract or any part thereof.