



**CHAPMAN**  
CHARTERED SURVEYORS

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**STORAGE COMPOUND, BLAKENEY FARM, THETFORD IP24 1LJ**

1,436 sqm / 15,457 sqft

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**SECURE STORAGE COMPOUND JUST OFF A11**

Ref: 181207

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Regulated by RICS

# TO LET

Secure storage compound just off A11 at Thetford  
1,436 sqm / 15,457 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

Fenced storage compound with hardcore surface.

## ACCOMMODATION

Metal post and wire fencing, double palisade gates.

## SITE AREA

Storage compound	1,436 sqm	15,457 sqft
	0.144 Ha	0.355 acres

## LEASE TERMS

The property is available on a new lease on terms to be agreed.

## RENT

£895 pcm payable monthly in advance.

## DEPOSIT

Three months' rent.

## SERVICE CHARGE

Fixed service charge for maintenance of roadway.

## VAT

No VAT.

## SERVICES

No services.

## 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

## 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:

Contact: Oliver Chapman MRICS

Tel: 01379 687645

Email: [contact@chapmansurveyors.co.uk](mailto:contact@chapmansurveyors.co.uk)



AGENCY

MANAGEMENT

PLANNING

PROFESSIONAL

VALUATION

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