



**CHAPMAN**  
CHARTERED SURVEYORS

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**BLAKENEY FARM, CROXTON ROAD, THETFORD IP24 1LJ**

0.319 Ha / 0.787 acres

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**SECURE STORAGE YARD CLOSE TO A11**

Ref: 181207

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Regulated by RICS

# TO LET

## Secure storage yard close to A11

**0.319 Ha / 0.787 acres**

### 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-Kings Cross 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

An open yard with double gates at either end, part concrete and part hardstanding, with some fencing as well as natural boundary features such as woodland and a soil bund.

### ACCOMMODATION

The yard benefits from an HGV maintenance ramp, shared WC, with water and 3 phase electricity available. Access from Croxton Road is via a hard-surfaced track.

### LEASE TERMS

Flexible terms available

### RENT

£375 per week

### DEPOSIT

Three months' rent.

### VAT

VAT will be levied on all charges.

### SERVICES

Mains water, sub-metered electricity (three phase) both available.

### BUSINESS RATES

The yard is not assessed for business rates.

### ENERGY PERFORMANCE CERTIFICATE

The property is classified as a low-energy demand property so an EPC is not required.

### PLANNING

There is no planning history for the properties.

### LOCAL AUTHORITY

Breckland Council.

### COSTS

The Tenant will be required to contribute £250+VAT towards the landlord's costs.

### VIEWING AND FURTHER INFORMATION

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

Contact: Oliver Chapman

Tel: 01379 687645

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



AGENCY

MANAGEMENT

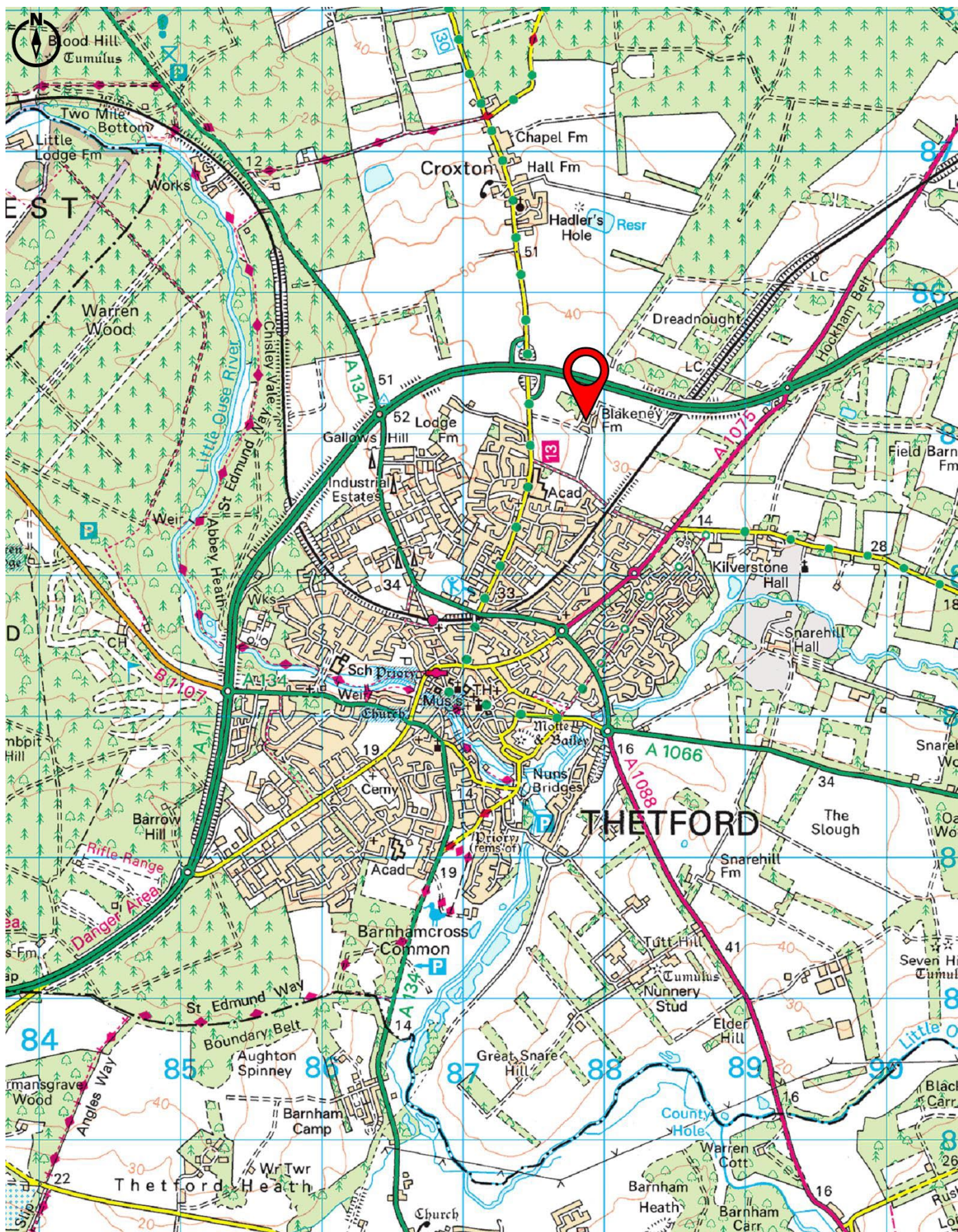
PLANNING

PROFESSIONAL

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.





AGENCY

MANAGEMENT

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