



Warehouse Premises

2,977- 8517 m² (32,047 – 91,681 SqFt)

Warehouse
To Let

- MODERN AND ECONOMICAL WAREHOUSING
- PALLET RACKING FOR 7000 PALLETS WITH ROOM TO EXPAND
- YARD, LOADING AND CIRCULATION AREAS
- EAVES HEIGHT OF 6M
- FLEXIBLE LEASE TERMS
- ESTABLISHED INDUSTRIAL LOCATION

Units 6 & 7, Shipdham Airfield Industrial Estate, Shipdham, Norfolk, IP25 7SD

The property is situated on the Shipdham Airfield Industrial Estate located to the east side of Shipdham with good access to the A1075.

Shipdham is situated approximately 6 miles from the A47 and 11 miles to the A11, which provides excellent access to Norwich and the Midlands.

The estate is approximately 20 miles from Norwich, 19 miles from Thetford (A11) and 69 miles from the port of Felixstowe and 60 miles from Peterborough.

Note: Arnolds Keys for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessee should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Arnolds has any authority to make or give any representation or warranty whatever in relation to this property.

Description

The available accommodation comprises two adjacent modern warehouse/distribution units.

Steel portal frame construction with steel profile sheet clad walls and insulated roof, incorporating translucent panel inserts. The unit benefits from full height sliding loading doors (6m x 5.5m) which are accessed to the side of the units via a hard standing loading area.

The units benefit from an eaves height of approximately 6m. Internally the units have sealed concrete floors, 3 phase electricity and mainly LED lighting. Ancillary office and WC accommodation is available on-site. Externally there is a secure yard with hard standing loading areas to the side and parking to the front of the units.

The warehouses are currently fitted with pallet racking for approx. 7000 pallets with room to expand. This is available by separate negotiation.

Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice and calculate the following approximate gross internal floor areas:

Description	M ²	Sq Ft
Unit 6	5,540.16	59,634
Unit 7	2,977.27	32,047
Total GIA	8,517.43	91,681

Terms

The properties are available to lease, on a term to be agreed. **Rent on application.**

Flexible lease terms available.

Business Rates

The properties have been entered onto the Valuation Office Agency website as the following:

Description: Warehouse and Premises

Rateable Value: £246,000

Rates Payable 2024/2025: £134,316

N.B. Maybe capable of an appeal to reduce payment.

Legal Costs

The ingoing tenant will be responsible for the landlord's reasonably incurred legal costs.

VAT

Our client reserves the right to charge VAT in line with current legislation.

EPC

The property has an EPC rating of: **TBC**

Viewing and further information

Strictly by appointment with the sole agents:

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SUBJECT TO CONTRACT – GWBC/njr/120/
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What3words

Modern. Likening. Fault.

