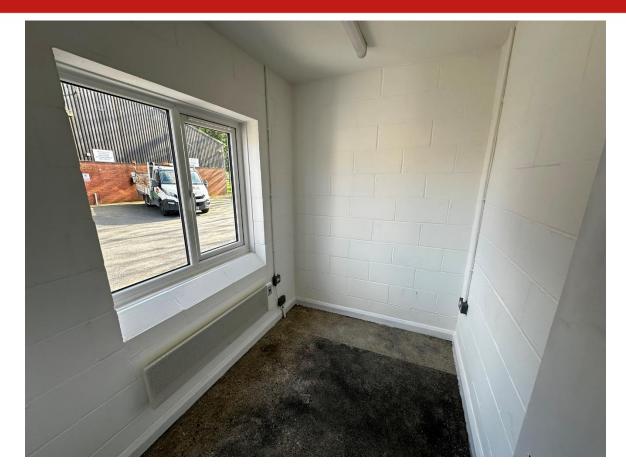
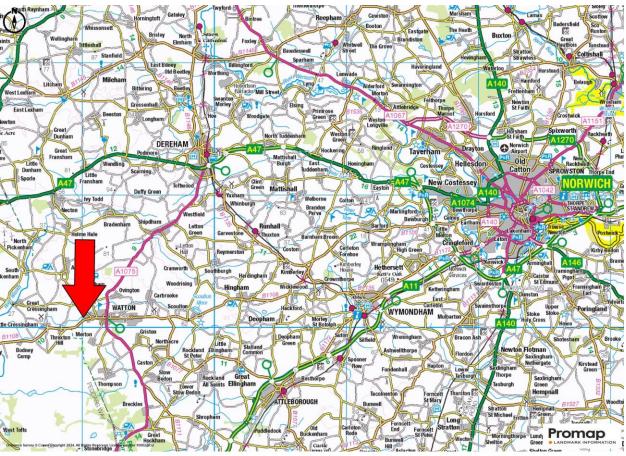
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or contract: (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessees should not rely on them as statements 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 Amolds has any authority to make or give any representation or warranty whatever in relation to this property.

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Two Adjacent Light Industrial Units 93.2 - 186.4 m<sup>2</sup> (1,003 - 2,006 sq ft)

Industrial

To Let

AVAILABLE FROM DECEMBER 2024

**UNITS TO BE REFURBISHED** 

AVAILABLE INDIVIDUALLY OR TOGETHER

20 MILES WEST OF NORWICH AND EAST OF KING'S LYNN

ROLLER SHUTTER LOADING DOORS

**3 PHASE POWER** 

3.6M MIN EAVES HEIGHT

Units 4E & 4F Threxton Road Industrial Estate, Watton, Thetford, Norfolk IP25 6NG

Watton is an established market town, situated in the heart of Norfolk just over 20 miles west of Norwich and a similar distance east from King's Lynn. It is located on the junction of the A1075 and B1108. Watton has thriving employment base, and is home to known industrial occupiers including Natures Menu, Able Cleaning and Hygiene and CoreX Controls.

Threxton Road Industrial Estate is situated on the western outskirts of the town, it is a modern and established industrial estate with access directly from the B1108. The units are situated a short distance from the entrance of the estate, in a small cul-de-sac.



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25 King Street, Norwich, NR1 1PD 01603 620551

### 4E-4F Threxton Road Industrial Estate, Watton, Thetford IP25 6NG

### **Description**

The available units form part of a terrace of six light industrial units, which are available separately or together with the internal dividing wall removed to provide access between the units, if required. Internally, the units benefit from integral office accommodation, kitchen, WC, roller shutter door, and 3-phase power and LED lighting.

#### **Accommodation**

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

93.20	1,003
93.20	1,003
M <sup>2</sup>	Sq Ft
	171

#### **Terms**

The units are available separately or together for a minimum term of 3 years, rent and service charge details are available upon request.

#### **Business Rates**

The property has been entered onto the Valuation Office Agency website as the following:

Description: Units 4E & 4F - Gymnasia and Premises

Rateable Value: £12,250

Rates Payable 2024/2025: £6,112.75\*

NB - this is a single rating assessment for both units.

\* Small Business Rate Relief may be applicable:

https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief

#### **Legal Costs**

Each party is to bear its own legal costs.

#### VAT

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

#### **EPC**

The property has an EPC rating of: E

#### Viewing and further information

Strictly by appointment with the sole agents:

**Arnolds Keys 01603 216825** 

Nick O'Leary

nick.oleary@arnoldskeys.com

DDi: 01603 216827

Harry Downing

harry.downing@arnoldskeys.com

DDi: 01603 216806

SUBJECT TO CONTRACT - NOL/njr/120

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