



## Light Industrial Unit

93.20 m<sup>2</sup> (1,003 sq ft)

Industrial

To Let

2 ADJACENT REFURBISHED UNITS

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.

Note: Arnolds Keys for themselves and for the vendors or lessees 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 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 Arnolds has any authority to make or give any representation or warranty whatever in relation to this property.

### 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:

Description	M <sup>2</sup>	Sq Ft
4E Warehouse and office	93.20	1,003
<del>4F Warehouse and office *</del>	<del>93.20</del>	<del>1,003</del>
<b>Total GIA</b>	<b>186.40</b>	<b>2,006</b>

**\*Under offer**

### 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 - Gymnasias 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

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SUBJECT TO CONTRACT - NOL/njr/120

