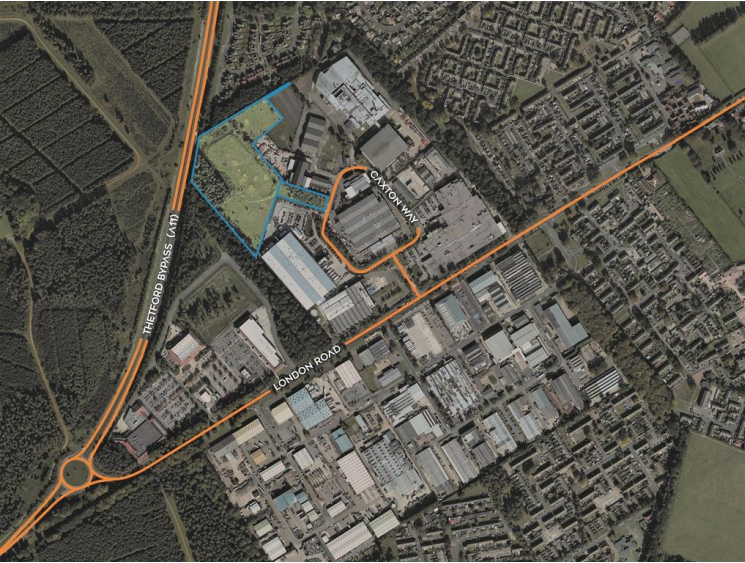


Industrial Development Land - For Sale

Land At Caxton Way, Caxton Way, Thetford

Merrifields



Size: 2.97 - 9.24 Acres

Land is accessed off Caxton Way, Thetford

Outline Planning granted for E(g) B2 and B8 uses

Available in plots from 2.97 acres to 9.24 acres

Available in part or as a whole

Available freehold with vacant possession



Description

The land is accessed off Caxton Way an established industrial area off London Road. It has good access to London Road and the national road network via the A11 to London, Cambridge and Norwich. Thetford is a major industrial and distribution base for central East Anglia.

The land comprises a 'greenfield' site with outline planning permission for industrial development for E(g), B2 and B8 uses.

The land is available for sale freehold or to let in plots from 2.97 to 9.43 acres.

Accommodation

The property has been measured to produce the following approximate GEAs:

Plot A	1.2 Hectares	2.97 Acres
Plot B	1.63 Hectares	4.03 Acres
Total	1.2 - 3.74 Hectares	2.97 - 9.24 Acres

The land has outline planning consent for two Warehouse / Industrial Buildings totalling 161,460 sq ft.

Plot A: 7,000 sq m (75,350 sq ft)

Plot B: 8,000 sq m (86,110 sq ft)



Availability

The land is available FOR SALE freehold in two plots of 2.97 and 4.03 acres subject to installation of an access road or one plot as a whole of approximately 9.24 acres.

Price

Price on application.

VAT

Option to tax to be confirmed, all prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Business Rates

Business Rates will be assessed on completion.

Service Charge

If the plots are sold in part then there will be a Service Charge implemented for the common parts.

Costs

Each party will bear their own legal costs.

Use & Planning

Outline Planning Permission has been granted via application no. 3PL/2019/1167/O for up to 161,460 sq ft of the flexible business use, class E(g) (office, research and development and light industry), B2 (general industrial) and B8 (storage and distribution) Use Classes together with details of site access.

EPC

Not applicable.



Industrial Development Land - For Sale

Land At Caxton Way, Caxton Way, Thetford

Merrifields

Viewing & Further Information

Rowan Mason

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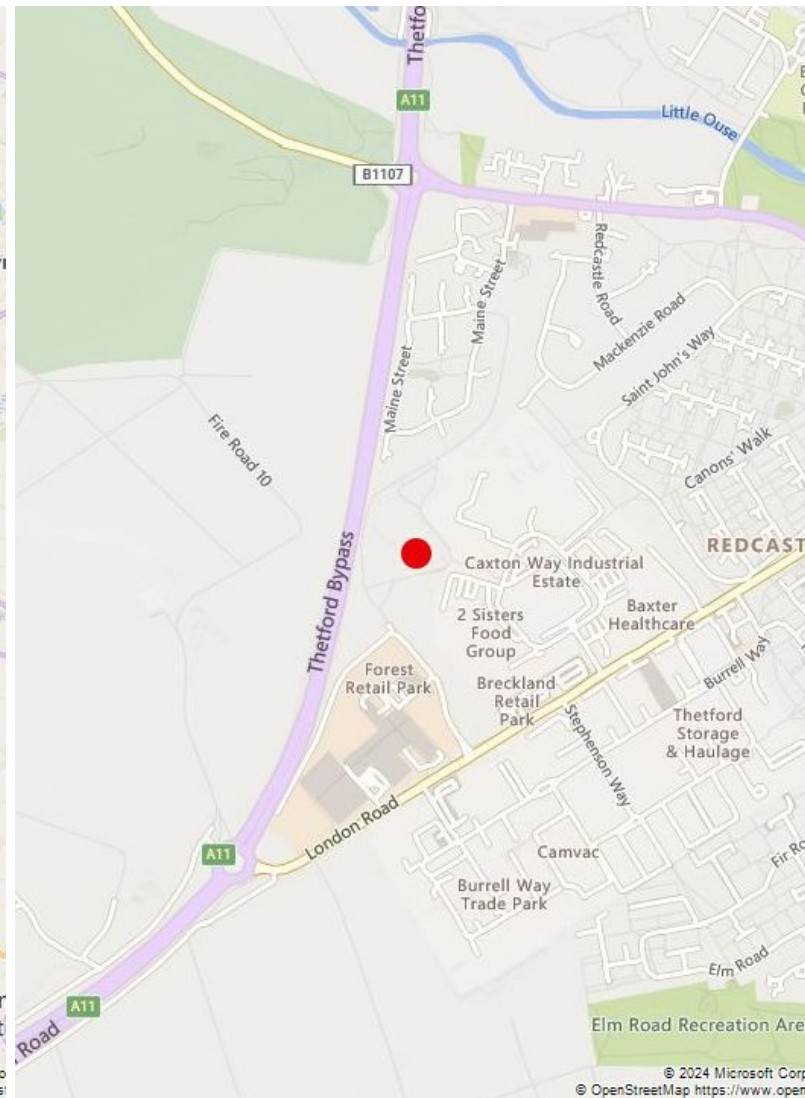
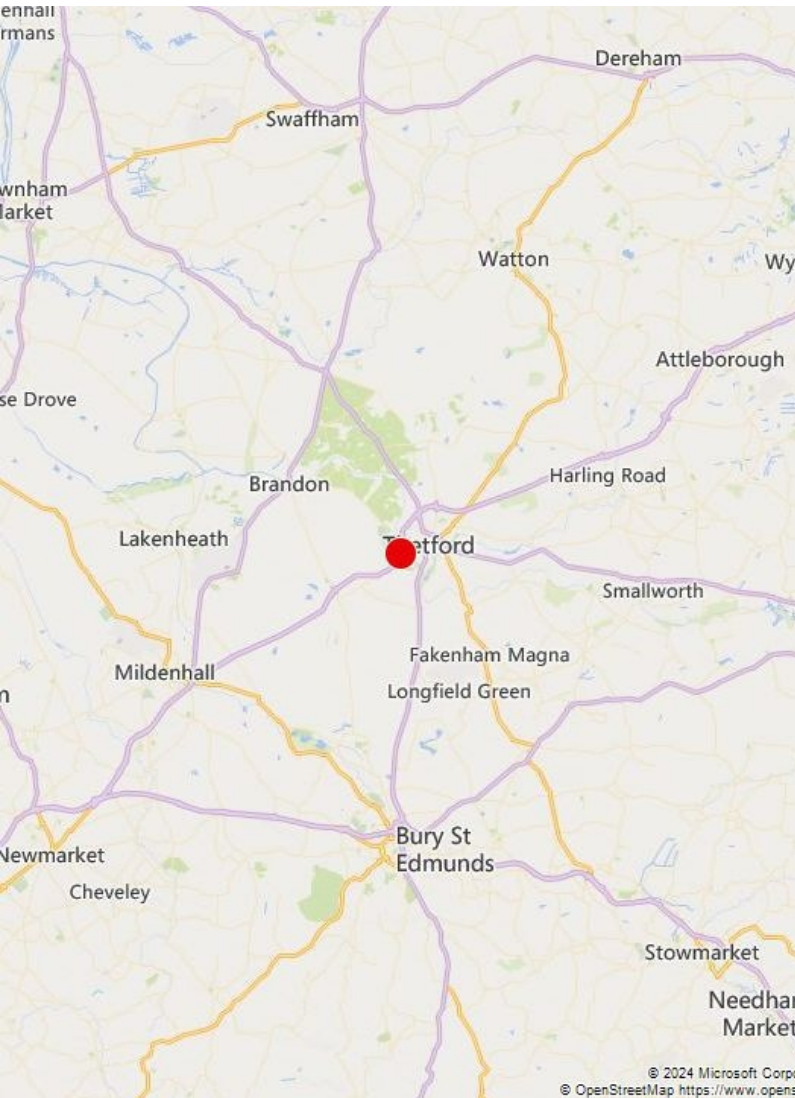
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REF: A0658 / 28.03.24

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