

# INDUSTRIAL WAREHOUSE BUILD TO SUIT

8 acres with outline permission for 150,00 sq.ft  
available **Freehold or Leasehold**

thetfordonefifty

CAXTON WAY, THETFORD, IP24 3RY

## SPECIFICATION

 45m service yard depth

 23 loading bays

 11 dock levellers

 12 metre eaves height

 14 trailer spaces

 116 car parking spaces

**Merrifields**  
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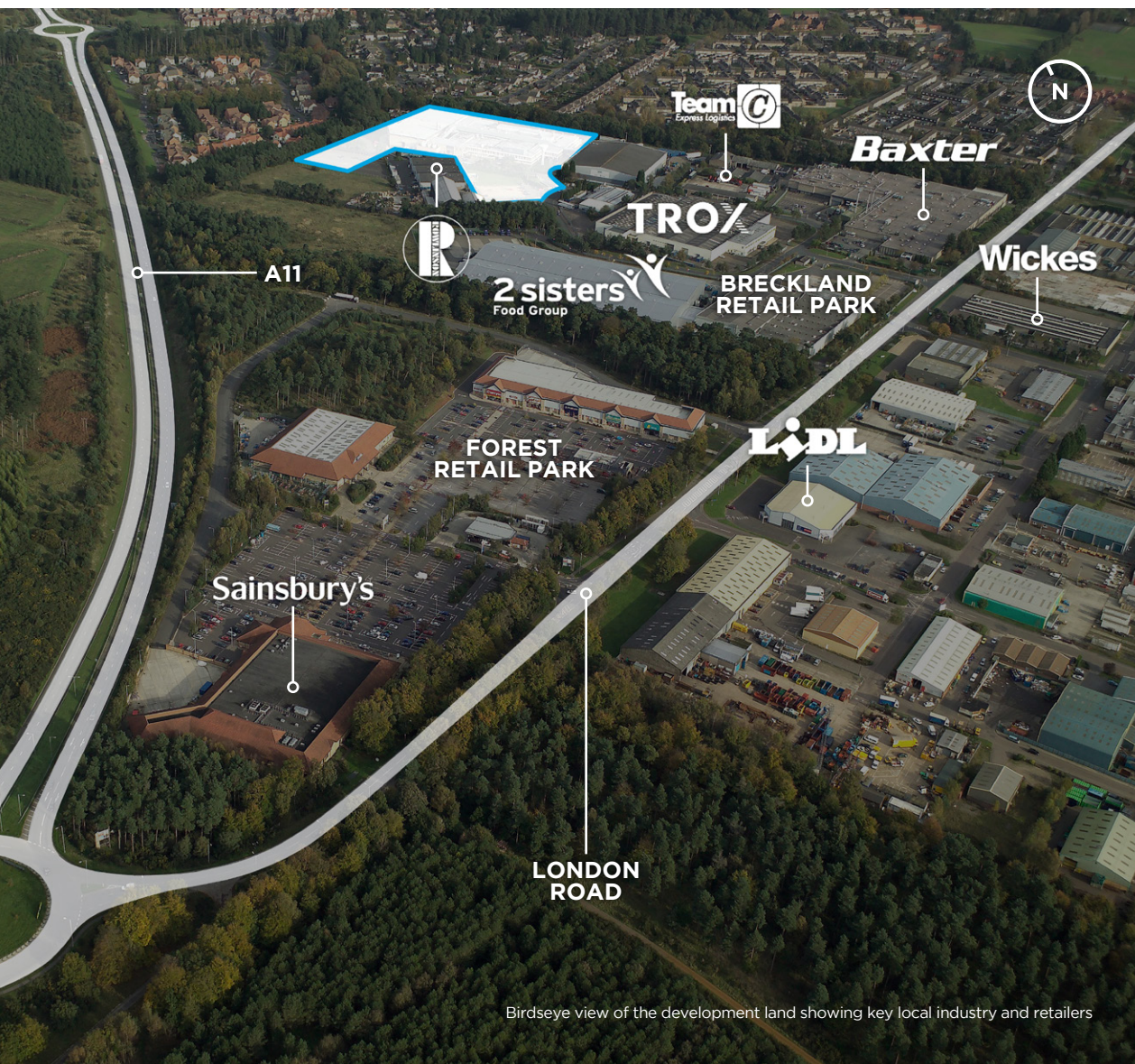
Source: Google Maps

## Distances by road

<b>London</b>	90 miles	<b>Cambridge</b>	35 miles
<b>Stansted Airport</b>	55 miles	<b>Norwich</b>	30 miles
<b>Ipswich</b>	40 miles		

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Birdseye view of the development land showing key local industry and retailers



Surrounding road network

The site is located off Caxton Way, an established industrial area off London Road in Thetford. The site has good access to the recently dualled **A11** trunk road which links **London, Cambridge** and **Norwich** to the national road network.

Thetford is a major industrial and distribution base for central East Anglia. There are a variety of production, manufacturing and distribution occupiers based in Thetford. Neighbouring occupiers include: **2 Sisters Food Group, Baxter Healthcare, TROX, Rowlinson Packaging** and **Team C Logistics**.

Thetford is expanding and permission has recently been given for a new development known as Kingsfleet. **5,000 new homes** will be provided. Hopkins Homes have started the first phase of the development.



## ACCOMMODATION

Warehouse	Approx 143,500 sq.ft
Office	Approx 6,000 sq.ft
Site area*	Approx 8 acres (3.24 ha)

\*Subject to survey

## SPECIFICATION

- 45m yard depth
- 11 dock levellers
- 14 trailer spaces
- 5 motorcycle spaces
- 23 loading bays
- 12m eaves
- 116 car spaces

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## PLANNING

Outline planning permission has been granted via application no. 3PL/2017/0840/O for 150,000 sq.ft of B8 warehouse space with 12m eaves. The site is also suitable for B1 and B2 uses subject to planning permission.

Earthworks have been undertaken to level the site. Existing services including electric, water, gas and foul sewer connections are available to the edge of the site and will need to be re-connected to enable development.



Please direct enquiries to our joint agents...

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Site photo

## AVAILABILITY

**Leasehold** - Premises can be built to suit tenant's requirements subject to a pre-let.

**Freehold** - The land is available freehold as a whole with a newly created platform ready for immediate development.

## DELIVERY

The site has been levelled ready to commence building works and benefits from existing services to the site edge, which require re-connection. Occupation 12 months from start on site.

## RENT/PRICE/VAT

Rent and price is available on application.  
The property is opted for VAT.

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