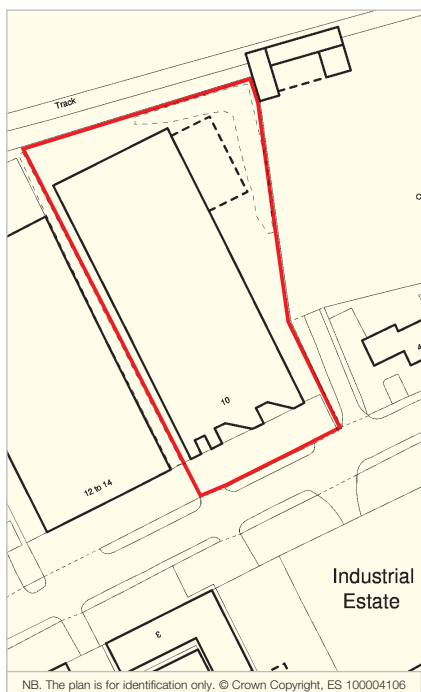
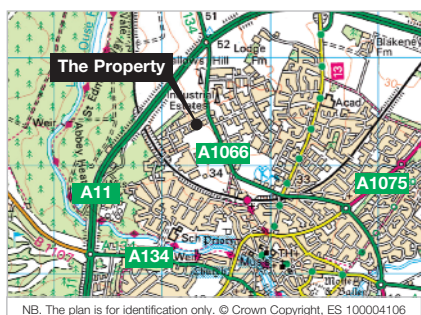


# Thetford Paternoster House Brunel Way Norfolk IP24 1HP

- **Freehold Industrial Investment**
- Total GIA 2,282.34 sq m (24,568 sq ft)
- Comprising a warehouse with offices, dock and surface level loading
- To be offered with full vacant possession
- Established industrial location, close to A11

## Vacant Possession



### Tenure

Freehold.

### Location

Thetford is an established Norfolk town with excellent access to the recently improved dual carriageway network, via the A11. This provides access to Cambridge (32 miles to the south-west) and Norwich (30 miles to the north-west). Thetford has an existing population of circa 20,000 and serves a wider rural and commercial catchment.

The property itself is situated in the established industrial estates area, to the north-west of the town centre, being located on the north side at the main entrance of Brunel Way. Brunel Way links directly via Mundford Road (A1066) to the A11.

Occupiers nearby include Warburtons, Jeyes, Kia, Buildbase and DHL.

### Description

The property provides two warehouses, the front with office and ancillary accommodation along its main frontage at ground and at first floors. The front warehouse has an eaves height of c4.3m (c14' 11") with two double dock loading doors from the front service yard. The rear warehouse has an eaves height of c6m (c19' 7") which is serviced by a covered level access loading bay. Externally the property has service yards to the front and along its side.

The property provides the following Gross Internal Areas:

Front Warehouse	858.44 sq m	(9,240 sq ft)
Rear Warehouse	1,131 sq m	(12,176 sq ft)
First Floor Offices/Ancillary	292.90 sq m	(3,152 sq ft)
<b>Total</b>	<b>2,282.34 sq m</b>	<b>(24,568 sq ft)</b>

**NB. Not inspected by Allsop. All areas and dimensions provided by the Vendor.**

### Tenancy

The entire property is to be offered with VACANT POSSESSION.

### VAT

VAT is applicable to this lot.

### Rateable Value

The rateable value is £67,000.

### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

### Energy Performance Certificate

EPC Rating 67 Band C (Copy available on website).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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