

Lot 52

£12,000 per annum
exclusive

6 Roman Way, Thetford, Norfolk IP24 1XB

Freehold Industrial Investment



Key Details

- Let to Anglia Door Systems Ltd (1)
- Well established industrial area
- Close to A11 and A1066
- Nearby occupiers include Nissan, Esso and TNT

Location

Miles: 13 miles north of Bury St Edmunds
35 miles south-west of Norwich
35 miles north-west of Ipswich

Roads: A1066, A11, A134

Rail: Thetford

Air: Stansted Airport

Situation

Thetford is a market town and civil parish in the Breckland district of Norfolk. The property is located in a predominantly industrial area, just 0.5 miles from the A1066 and just 0.6 miles from the A11. The property is 2 miles north of Thetford town, located on the Fison Way Industrial Park on Roman Way, close to its junction with St Helens Way. Nearby occupiers including Nissan, Esso and a TNT-Fedex depot.

Description

The property is a self-contained industrial unit comprising 188 sq m (2,033 sq ft) of ground floor accommodation with 74 sq m (796 sq ft) of meeting room and office accommodation on mezzanine floor. The property has a roller shutter door, an eaves height of 4.4m and forecourt car parking area for four cars.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

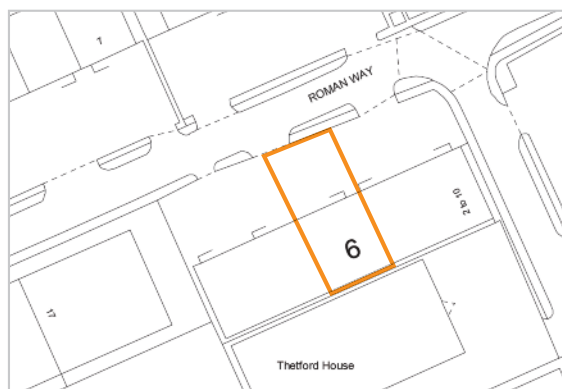
Energy Performance Certificate

Available from the legal pack at acuitus.co.uk.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
Ground	Industrial	188.84 sq m	(2,033 sq ft)	ANGLIA DOOR SYSTEMS LTD (1)	1 year from 11/04/2009 on a full repairing and insuring lease	£12,000	Holding over
Mezzanine (2)	Ancillary	74.00 sq m	(796 sq ft)				
Total		262.84 sq m	(2,829 sq ft)			£12,000	

- (1) Anglia Door Systems Ltd is a leading industrial door manufacturer, repairer and service provider to all types of businesses from industrial, retail and commercial sectors (Source: www.angliadoors.co.uk).
- (2) The mezzanine is a tenant's improvement.



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