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IDF HOUSE, Threxton Road, Threxton Road
Industrial Estate, Watton, Norfolk IP25 6NG
FOR SALE £850,000

Detached Industrial/Warehouse Premises

- Established industrial estate location
- 0.26 acre expansion land
- 2 storey fitted offices

1,880.4 sq m (20,241 sq ft)

Location

The market town of Watton is situated approximately 25 miles west of Norwich and 14.5 miles northeast of Thetford, and has a population of 7,202 (2011 census).

The subject premises are situated on the established Threxton Road Industrial Estate, approximately 1 mile to the west of the town centre.

The property is situated towards the end of Threxton Road, the main spine road of the estate.

Cranswick Country Foods, Exheat and Genpart are in close proximity.

Description

The property which was built in 1989 and extended in 1991, comprises a detached industrial and warehouse facility occupying a self-contained fenced and gated site.

The property is of steel portal frame construction with 2 storey fitted offices, WC, canteen and amenity facilities. In addition to the above, is a further, more basic lean-to, together with 2 open fronted lean-to canopied storage areas.

Internally the main works area has a minimum headroom of approximately 4.2m, rising to approximately 7.4m at the roof apex. Full height electrically operated roller shutter doors provide access to both the front warehouse bay and middle works bay, and a further electrically roller shutter door gives access to the side lean-to stores area.

Externally the operational yard is concrete surfaced, and there is an adjoining area of grassed land that would suit expansion, subject to planning.

Accommodation

Measured on a gross internal area basis in accordance with the RICS Code of Measure and Practice, we calculate the floor areas as follows:

Description	sq ft	sq m
Rear Works Area	4,238	393.70
Middle works area	4,788	444.82
Front warehouse	5,547	515.33
Lean-to side store	1,866	173.35
Two-storey offices	2,230	207.16
Sub-Total	18,669	1,734.36
Front open fronted store area	1,253	116.40
Rear open fronted store	319	29.59
Sub-Total	1,572	145.99
Total GIA	20,241	1,880.35
Operational site	0.76 acres	0.31 hectares
Expansion land	0.26 acres	0.10 hectares

Services

We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order. Mains water, drainage and 3 phase electricity are connected.

Business Rates

Business rates will be the responsibility of the occupier. The premises have the following assessment:-

Description	Factory and Premises
Local Authority	Breckland
Rateable Value	£45,250.00
Rates payable for 2021/2022	£22,579.75

IMPORTANT NOTICES

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Tenure

The Premises are freehold and are offered with vacant possession.

Price

£850,000

VAT

VAT will not be charged in addition to the purchase price.

Legal Costs

Each party will be responsible for their own legal costs incurred in documenting the sale.

EPC Rating

The property has a valid EPC and the assessment is D85.

Viewing & Further Information

Strictly by appointment with the sole letting agent:-

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