

Industrial Development Land - For Sale

Land At Caxton Way, Thetford, IP24 3RY

Merrifields



Size: 8 Acres

Land is accessed off Caxton Way, Thetford

Within 0.7 miles of the A11 (T).

Allocated employment site of approximately 8 acres

Available as a whole or in smaller plots by negotiation

Available freehold with vacant possession

 01284 700 700

 info@merrifields.co.uk

 www.merrifields.co.uk

Merrifields Chartered Surveyors
63 Churchgate Street
Bury St Edmunds, IP33 1RH

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.

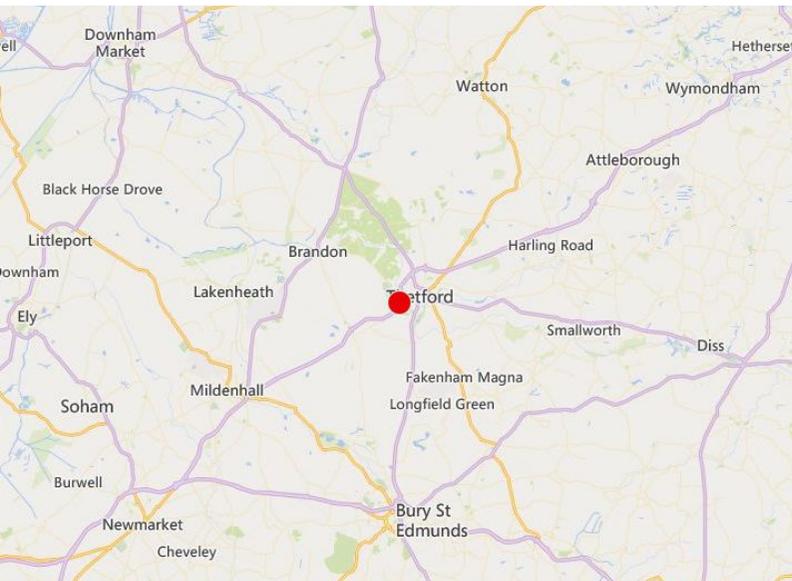
The land comprises a 'greenfield' site located in an employment zone with potential for industrial development for E(g), B2 and B8 uses.

The land is available for sale freehold as a whole or in part by negotiation.

Accommodation

The property has been measured to produce the following approximate GEA(s):

| | | |
|-------|---------|---------------|
| Total | 8 Acres | 3.24 Hectares |
|-------|---------|---------------|



Availability

The land is available FOR SALE freehold as a whole. Land may be available in smaller plots by negotiation.

Price

Guide Price of £1,400,000 exclusive.

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 was previously 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.

Merrifields

Viewing & Further Information

Anaya John-Baptiste

01284 700700

anaya@merrifields.co.uk

Gordon Ellis

01284 700700

gordon@merrifields.co.uk

REF: A000658 / 22.01.26

Merrifields for themselves and for the Vendors or Lessors of the property whose agents they are give notice that: i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract; ii) All descriptions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) No person in the employment of Merrifields has any authority to make or give any representation or warranty whatsoever in relation to this property.