



## DETACHED DISTRIBUTION WAREHOUSE WITH LARGE YARD

### FOR SALE

**UNIT 26 – 32 BRUNEL WAY, THETFORD, IP24 1HP**

**FREEHOLD WITH VACANT POSSESSION**

**Of Interest to Owner-Occupiers, Investors & Developers**

#### DESCRIPTION

The unit comprises a detached industrial/warehouse unit with car parking to the front and large hard standing yard area to the side of the property.

The property presents well and benefits from the following features.

- GIA 34,646 sq ft
- **30 minute drive time to Cambridge**
- 27,921 sq ft of warehouse & 6,725 sq ft of office accommodation
- 5 x roller shutter door
- Site area extends to 1.90 acres with a 40% site cover
- Available with or without a gantry crane
- Cross docked
- Excellent proximity to the A1066 that leads to the A11



Imperial Way		
Warehouse	27,921 sq ft	2,594 sq m
Offices	6,725 sq ft	625 sq m
<b>Total</b>	<b>34,646 sq ft</b>	<b>3,219 sq m</b>

## LOCATION

Thetford is an established Norfolk town with excellent access to the recently improved dual carriageway network, via A11.

This provides access to Cambridge (30 miles to the South-West) and Norwich (30 miles to the North-West).

Thetford has an existing population of circa 20,000. Approximate key location distances include;

- Bury St Edmunds 12 miles
- Norwich 20 miles
- Newmarket 20 miles

## FURTHER INFORMATION/VIEWING

Strictly by appointment by the sole agents:

**BNP Paribas Real Estate**

[www.realestate.bnpparibas.co.uk](http://www.realestate.bnpparibas.co.uk)

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## TERMS

Unconditional offers invited on the whole.

## SALE PRICE

Upon application.

## PLANNING

The site falls within class B8 (storage & distribution) of the Town and Country Planning (use Classes) order 1987.

**SUBJECT TO CONTRACT**