



Concrete hard standing Camp Farm, Roudham, Norfolk, NR16 2RL

OPEN STORAGE SITE WITH EXCELLENT ROAD LINKS TO THE A11

- The site provides up to circa 6 acres (2.43 hectares) of land (sts)
- The site is fully concreted and benefits from mains electricity and lighting
- Potential to subdivide to accommodate smaller requirements
- Popular business location offering excellent road links to the major road networks

LOCATION

Camp Farm is situated immediately adjacent to Roudham Road linking to the A11 within approximately one mile. The site is approximately six miles north east of Thetford. The A11 provides the principle road access out of the county and provides direct access to the A14 and M11.

As well as offering an excellent link into the major road networks, the site also enjoys a quiet countryside location.

DESCRIPTION

The site comprises a total of 6 acres of open storage land accessed through Camp Farm. Camp Farm is an established warehouse and logistics park secured by a gated entrance from Roudham Road.

The site is fully concreted and benefits from mains electricity and lighting.

Consideration may be given to sub-division of the site to accommodate smaller requirements.

ACCOMMODATION

The site has the following approximate area:

6 acres (2.43 hectares) subject to survey.

LEASE TERMS

The site is available on a new lease on terms to be agreed.

RENT

Rent on application.

VAT

The sites are subject to VAT at the prevailing rate.

RATING

The site has not yet been assessed for rating purposes.

LEGAL COSTS

Both parties are to be responsible for their own costs on completion. The incoming tenant will be required to provide an undertaking to pay the landlord abortive legal costs should they withdraw from the sale once solicitors are instructed.

VIEWING & FURTHER INFORMATION

To arrange a viewing or to request further information please contact the sole lettings agents, Hazells Chartered Surveyors on 01284 702626. Or email:

Richard Pyatt MRICS -

richard@hazellsonline.co.uk

Jonathan Lloyd MRICS -

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Camp Farm

Viewings strictly by appointment only with Hazells.

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