

Industrial/Business Unit - TO LET

3 Napier Place, Thetford, Norfolk, IP24 3RL

Merrifields



Size: 3,065 Sq Ft

Located on London Road Industrial Estate


Approximate GIA of 3,065 sq ft


Suitable for E(g), B2 & B8 uses (STPP)

Office and warehouse space with loading door access

Available TO LET on terms to be agreed

 01284 700 700

 info@merrifields.co.uk

 www.merrifields.co.uk

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

Description

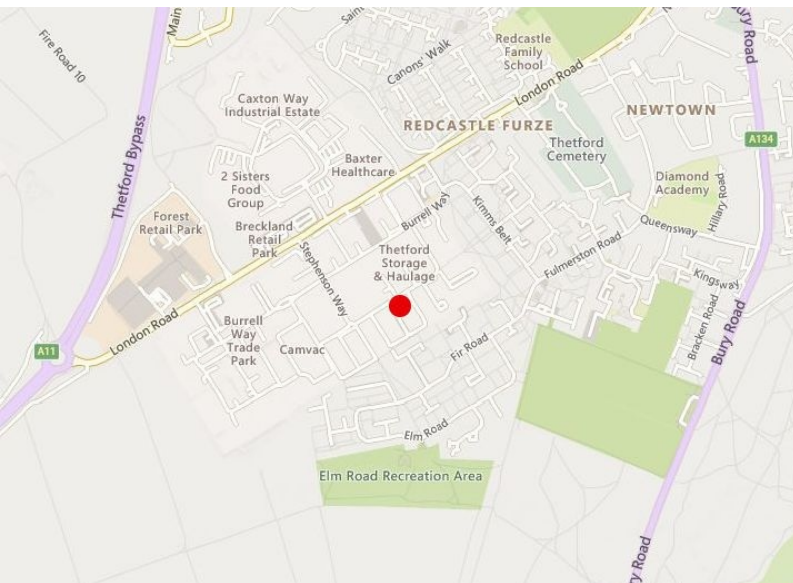
The property is located on Napier Place which is on the London Road Industrial Estate close to the A11 trunk road in Thetford.

The mid terrace unit is of steel frame construction with an office/ancillary block to the front and warehouse/workshop to the rear with up with over door access. The unit further benefits from 2 cloakrooms, kitchenette, translucent rooflights, strip lighting, up and over access door and a small shared yard area at the rear.

Accommodation

The property has been measured to produce the following approximate Gross Internal Areas:

Total	3,065 Sq Ft	284.74 Sq M
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Availability

The property is available TO LET immediately on terms to be agreed.

Rent

£13,750 per annum exclusive.

VAT

The premises are opted for VAT.

Business Rates

The rateable value is £12,000 (2023).
Small business rates relief may be available.

Service Charge

The tenant will be responsible for a fair and reasonable proportion of the service charge.

Costs

The Tenant will contribute £500 plus VAT towards the Landlord's legal costs.

Use & Planning

The premises have most recently been used for Storage and distribution within a B8 use. The property may be suitable for alternative uses within class E (g), B2 and B8 (STPP).

Interested parties should make their own enquiries to the local planning authority for their proposed use.

EPC

The EPC rating is to be confirmed.

Viewing & Further Information

Mark Kohler

01284 700700

mark@merrifields.co.uk

Rowan Mason

01284 700700

rowan@merrifields.co.uk

REF: A0708 / 07.05.24

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