

## Industrial / Storage Unit (STPP) - To Let

Hall Farm Heath Road, Knettishall, Diss, Suffolk, IP22 2TQ

# Merrifields



**Size: 9,997 Sq Ft**

Agricultural building suitable for alternative use  
STPP


Open plan storage or workshop space


Ample external concrete yard and loading areas.

Well suited to storage use (STPP)

Available To Let immediately on terms to be agreed.

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

## Description

Warehouse / Industrial Unit available To Let. Units located in Knettishall just south of the A1066 between Thetford and Diss. The unit is Steel portal framed with a concrete floor under a fibre cement roof. The unit is well suited to production or storage uses subject to planning permission. Externally there is concrete yard and loading and circulation areas.

## Accommodation

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

Total	9,997 Sq Ft	928.72 Sq M
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## Availability

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

## Rent

£1,500 per month 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

The premises are currently not rated. Should the buildings get planning permission for industrial uses then Business Rates will apply.

## Service Charge

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

## Costs

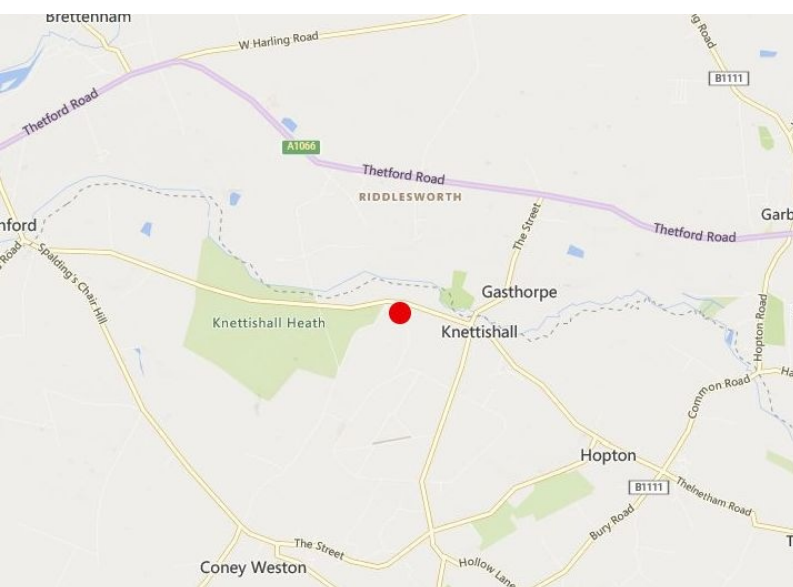
Each party will bear their own legal costs.

## Use & Planning

The premises have most recently been used for storage of ducks under an agricultural use class. The premises may be suitable for production (B2) or long term for Storage uses (B8) subject to planning permission.

## EPC

EPC is not required.



## Viewing & Further Information

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