

## Industrial/Business Unit - TO LET

18 Napier Place, Thetford, Norfolk, IP24 3RL

# Merrifields



Size: 1,771 Sq Ft

Located on the Stephenson Way Industrial Estate


Small yard to rear of the unit


Suitable for industrial and storage uses

Office and warehouse accommodation

Available TO LET on terms to be agreed

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

## Description

18 Napier Place is a small business unit located off the Stephenson Way Industrial Estate in Thetford, approximately 1/3 mile from the A11.

The unit is approximately 1,771 sq ft and is available with a small yard/additional parking measuring approximately 1,700 sq ft at the rear. The accommodation is laid out with offices, kitchenette and w.cs to the front of the unit and warehousing to the rear with a 2m x 3m up and over access door.

## Accommodation

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

Total	1,771 Sq Ft	164.53 Sq M
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## Availability

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

## Rent

£10,000 per annum exclusive.

## VAT

The premises are opted for VAT.

## Business Rates

£7,600 (2023).

100% 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 Landlords legal costs of preparing the Lease documents.

## Use & Planning

The premises have most recently been used for Storage and distribution within a B8 use. The premises would be suitable for various Industrial Business and Storage uses within Class E (g), B2 & B8 of the use classes order. Interested parties should make their own enquiries to the local planning authority for their proposed use.

## EPC

The EPC rating is E (118).

## Viewing & Further Information

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