

Business/Warehouse Unit - TO LET

9 Kelvin Place, Thetford, Norfolk, IP24 3RR

Merrifields



Size: 4,370 Sq Ft

Located on the London Road Industrial Estate


Approximate GIA of 4,370 sq ft


Parking to front and loading area to rear

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

Available TO LET immediately on terms to be agreed

 01284 700 700

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

Description

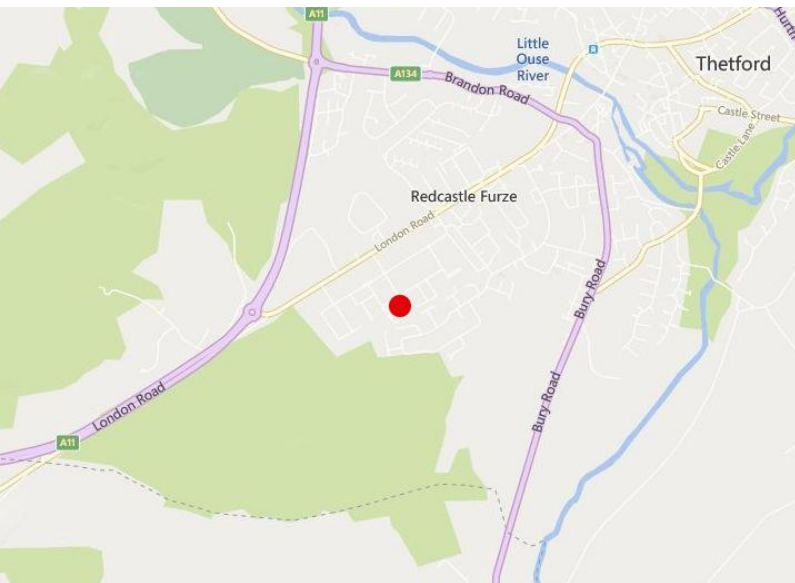
Kelvin Place is located off Stephenson Way, forming part of the London Road Industrial Estate, in Thetford approximately half a mile from the A11.

The mid-terrace unit is about 4,370 sq ft and benefits from an office, with adjoining kitchen and WCs with workshop/warehouse space benefitting from a concrete floor, strip lighting, translucent roof lights and an up and over access door to the rear.

Accommodation

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

Total	4,370 Sq Ft	405.97 Sq M
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Availability

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

Rent

£18,500 per annum exclusive.

VAT

The premises are opted for VAT.

Business Rates

The rateable value is £16,500 (2023).

Service Charge

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

Costs

The tenant will pay £500 plus VAT towards the landlord's legal costs.

Use & Planning

The premises may be suitable for E (g), B2 and B8 uses subject to planning permission. Occupiers should make their own enquiries to the local planning authority regarding their proposed use.

EPC

The EPC rating D (76).

Viewing & Further Information

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