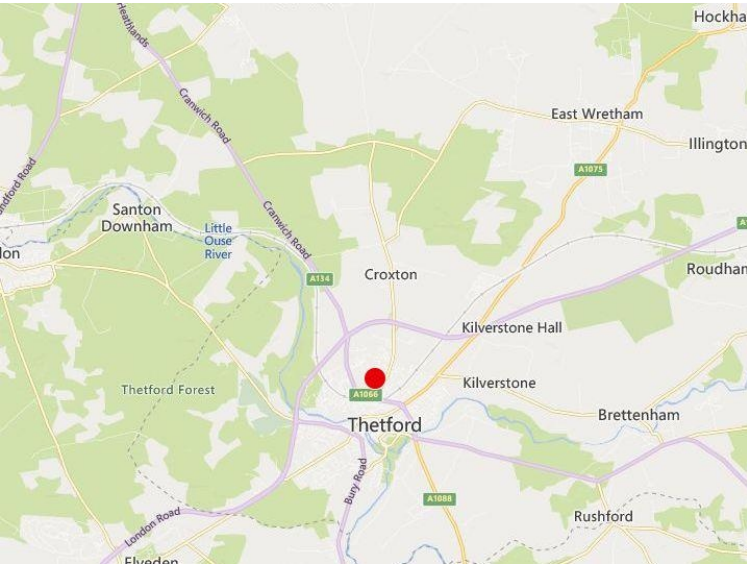


Industrial/Business Unit - TO LET

7 Leyland Close, Thetford, Norfolk, IP24 1XA

Merrifields



Size: 1,173 Sq Ft

Located on the Fison Way Industrial Estate

GIA of approximately 1,173 sq ft


Loading and parking areas


Suitable for Light Industrial and Storage uses

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

Leyland Close is located off Howlett Way on the Fison Way Industrial Estate in Thetford adjacent to the A134 intersection with the A11 dual carriageway.

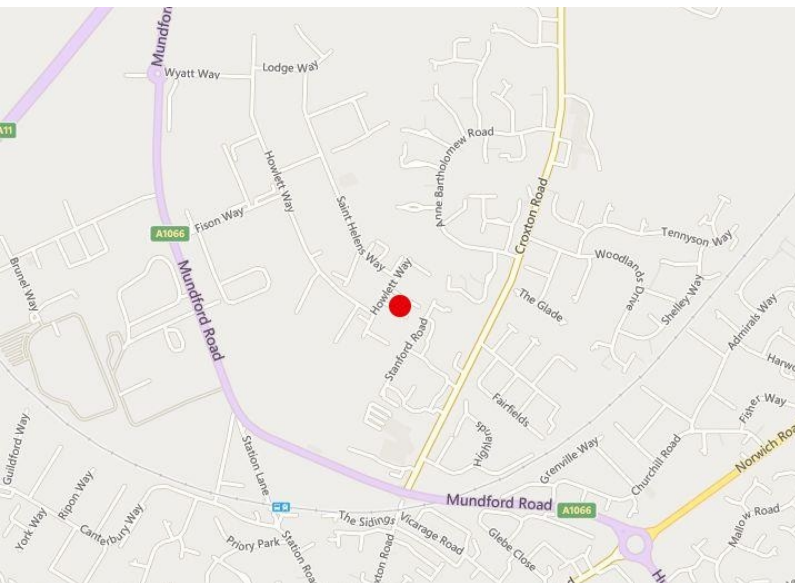
The terrace of industrial units are of steel frame construction with full height blockwork walls and a fibre cement roof. Unit 7 has the benefit of a concrete floor, roller shutter and personnel door, WCs and 3 phase electricity.

The unit further benefits from forecourt loading/parking areas.

Accommodation

The property has been measured to produce the following approximate s:

Total	1,173 Sq Ft	108.97 Sq M
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Availability

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

Rent

£7,500 per annum exclusive

VAT

The premises are opted for VAT.

Business Rates

The rateable value is £4,050 (2017).
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

Each party will bear their own legal costs but the ingoing tenant will pay any abortive costs incurred by the landlord.

Use & Planning

The premises have most recently been used for Storage and distribution within a B8 use. Interested parties should make their own enquiries to the local planning authority for their proposed use.

EPC

The EPC rating is D (83)

Viewing & Further Information

Mark Kohler

01284 700700

mark@merrifields.co.uk

REF: A0564 / 07.05.24

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