

# New Trade Counter Scheme TO LET - THETFORD



**London Road Trade Centre - Thetford**  
**One Unit remaining of 3,027 sq ft**

Unit 1 LET to Toolstation  
**TOOLSTATION**

Unit 2 LET to Brewers  
**Brewers**  
DECORATOR CENTRES

Unit 4 LET to Easy Bathrooms  
**EASY BATHROOMS**  
SIMPLY LUXURIOUS



# London Road Trade Centre

London Road, Thetford, Norfolk, IP24 3HZ

The Trade Park development is the first of its kind in Thetford. The units front the busy London Road with other trade and retail uses including Wickes, Breckland and Forest Retail Park's, Topps Tiles and Screwfix nearby.

- Thetford is located at the heart of East Anglia and has a population of circa 25,000.
- The dualling of the A11 has provided good road links to Norwich and Cambridge.
- Permission has recently been given for a new development of 5,000 homes on the nearby Kingsfleet development providing growth to Thetford.



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# London Road Trade Centre

## Accommodation Schedule

(Approximate areas based on a GIA basis)

Unit		sq m	sq ft
Unit 1		425.67	4,582
Unit 2		280.96	3,024
Unit 3 - TO LET		281.19	3,027
Unit 4		283.72	3,054

### Availability

One unit remaining of 3,027 sq ft refurbished to a shell specification.

### General Specification


Existing warehouse unit has been refurbished and sub-divided to provide Trade Counter units finished to a high specification which includes:


- Full-height electric loading doors
- Trade Counter entrance
- Capped services


### Planning

The building has planning for B8 use.



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## Contacts

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