

Warehouse/Business Unit - TO LET

1 & 2 Leyland Close, Thetford, Norfolk, IP24 1XA

Merrifields



Size: 2,396 Sq Ft

Located on Fison Way Industrial Estate


Within approximately 1 mile of the A11 trunk road


Forecourt loading and parking areas

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

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

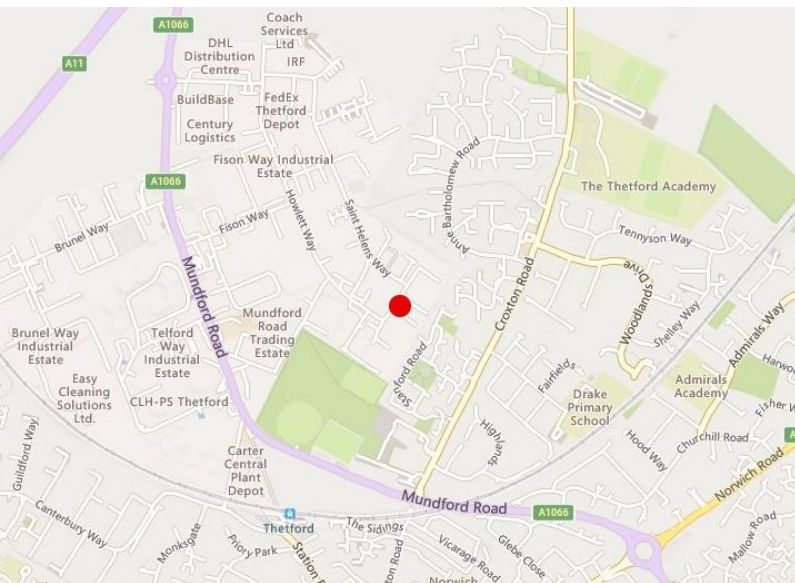
Leyland Close is located off Howlett Way on the Fison Way Industrial Estate in Thetford adjacent to the A134 intersection with the A11 dual carriageway.

The terrace of industrial units are of steel frame construction with blockwork walls and a recently refurbished pitched roof. Unit 1&2 has a two roller shutter access door to the front elevation, along with a personnel door and two cloakrooms to the front. The property further benefits from a forecourt loading and parking area as well as further vehicle parking provision on the estate.

Accommodation

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

Total	2,396 Sq Ft	222.59 Sq M
-------	-------------	-------------



Availability

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

Rent

£15,000 per annum exclusive.

VAT

The premises are opted for VAT.

Business Rates

The rateable value is £9,000 (2023).
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 E (117).

Viewing & Further Information

Mark Kohler

01284 700700

mark@merrifields.co.uk

Max Ellis

01284 700700

max@merrifields.co.uk

REF: A000772 / 02.04.25

Merrifields for themselves and for the Vendors or Lessors of the property whose agents they are give notice that: i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract; ii) All descriptions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) No person in the employment of Merrifields has any authority to make or give any representation or warranty whatsoever in relation to this property.