

# Well Equipped Industrial / Business Unit - To Let

Unit 1 Nunnery Stud, Thetford, Norfolk, IP24 2QE

## Merrifields



Size: 4,478 Sq Ft

Storage / Workshop Unit


Good quality well equipped offices


Located on the outskirts of Thetford

Suitable for storage and workshop uses with ancillary offices

Available To Let on terms to be agreed

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Bury St Edmunds, IP33 1RH

## Description

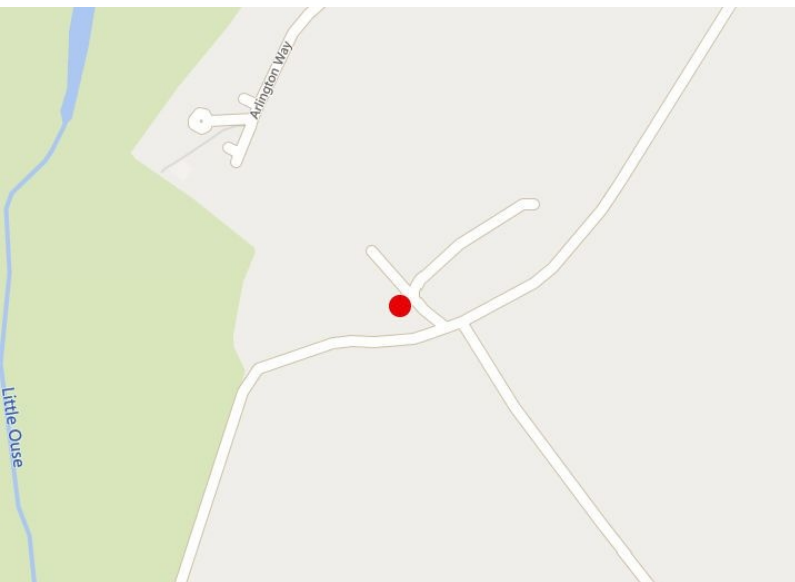
Well equipped Business / Industrial Unit on the outskirts of Thetford. The property is located at the Nunnery Stud on the edge of Thetford just off the Thetford to Euston road.

The unit has an open plan storage / workshop area with First Floor mezzanine storage. The unit also has well equipped offices and clean rooms. Externally there is a loading area and areas for staff parking.

## Accommodation

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

Ground Floor	2,637 Sq Ft	244.98 Sq M
First Floor (inc. mezz.)	1,954 Sq Ft	181.53 Sq M
Total	4,478 Sq Ft	416.01 Sq M



## Availability

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

## Rent

£25,000 per annum exclusive

## VAT

The premises are opted for VAT.

## Business Rates

The rateable value is tbc following split of assessment.

## 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.

## Use & Planning

The property has been used as an Estate Office and store within the wider Stud Farm. The unit may be suitable for storage, workshop and office uses subject to planning permission.

## EPC

The EPC rating is C (53).

## Viewing & Further Information

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REF: A0735 / 01.04.25

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