

## Business Unit - For Sale or To Let

2 Roman Way, Thetford, Norfolk, IP24 1XB

# Merrifields



### Size: 3,313 Sq Ft

Located approximately 0.5 miles from the A11(T)

Ground floor warehouse and first floor offices

Forecourt loading and parking areas

Suitable for various business uses within an E use class (STPP)

Available For Sale from March 2026



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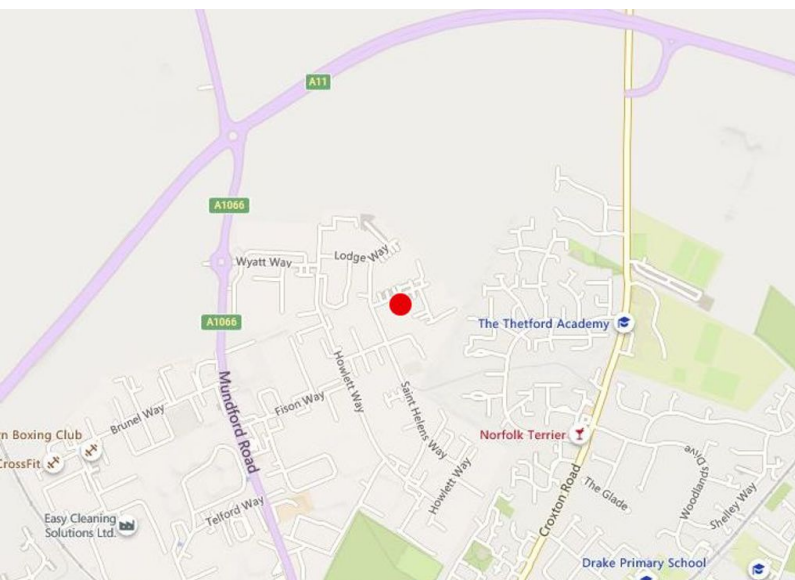
## Description

The unit is located on Roman Way, approximately 0.5 miles from the A11(T) on the Fison Way Industrial Estate in Thetford. Internally there is a mixture of warehouse/storage space with offices WCs on the ground floor. The mezzanine first floor has modern carpeted offices with glazed partitions and a kitchen. The unit benefits from three phase power, an EV charging point, steel security doors, double glazing, air conditioning, inset LED lighting and security systems. Externally, there is parking for 4 vehicles and a concrete loading bay in front of the 5m access door.

## Accommodation

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

Ground Floor	2,013 Sq Ft	187.01 Sq M
First Floor	1,300 Sq Ft	120.77 Sq M
Total	3,313 Sq Ft	307.78 Sq M



## Availability

The property is available FOR SALE or TO LET from March 2026.

## Rent

£15,000 per annum exclusive.

## Price

£265,000 exclusive.

## VAT

The property is opted for VAT.

## Business Rates

The rateable value is £13,750 (2023).  
Small business rates relief may be available.

## Service Charge

None.

## Costs

Each party will bear their own legal costs.

## Use & Planning

The unit has consent for B1 (now E use) industrial use under reference number 3PL/1988/1869/F. The premises may be suitable for alternative uses within class E of the use classes order including professional services, retail and leisure uses.

## EPC

The EPC rating is to be confirmed.

# Merrifields

## Viewing & Further Information

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