

# Modern Industrial Unit - To Let or For Sale

16 Burrell Way Trade Park, Thetford, Norfolk, IP24 3QS

# Merrifields



Size: 13,439 Sq Ft

Modern Industrial Unit


Excellent Access to the A11 dual carriageway


Ideal for Manufacturing or Storage and Distribution uses STPP

Forecourt parking and secure yard areas

Available immediately To Let or For Sale on terms to be agreed

 01284 700 700

 [info@merrifields.co.uk](mailto:info@merrifields.co.uk)

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Merrifields Chartered Surveyors  
63 Churchgate Street  
Bury St Edmunds, IP33 1RH

## Description

A modern detached warehouse/production unit with refurbished offices to the front, located on the London Road Industrial Estate, close to the A11.

The unit is of steel frame construction under a pitched roof with 2 access doors, a small compound to the rear and forecourt parking. It has translucent roof lights, high bay lighting, blockwork walls and gas heating.

## Accommodation

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

Warehouse	691.27 Sq M	7,441 Sq Ft
Mezzanine	138.14 Sq M	1,487 Sq Ft
Offices	419.07 Sq M	4,511 Sq Ft
Total	1,248.48 Sq M	13,439 Sq Ft



## Availability

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

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## Rent

£62,500 per annum exclusive.

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## Price

£800,000 exclusive.

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## VAT

The premises are opted for VAT.

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## Business Rates

The rateable value is £62,500 (2023).  
£58,000 from the 1st April 2026.

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## Service Charge

The tenant will be responsible for a fair and reasonable proportion of the service charge.

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## Costs

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

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## Use & Planning

The premises have most recently been used for production and manufacturing within a B2 use. Interested parties should make their own enquiries to the local planning authority for their proposed use.

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## EPC

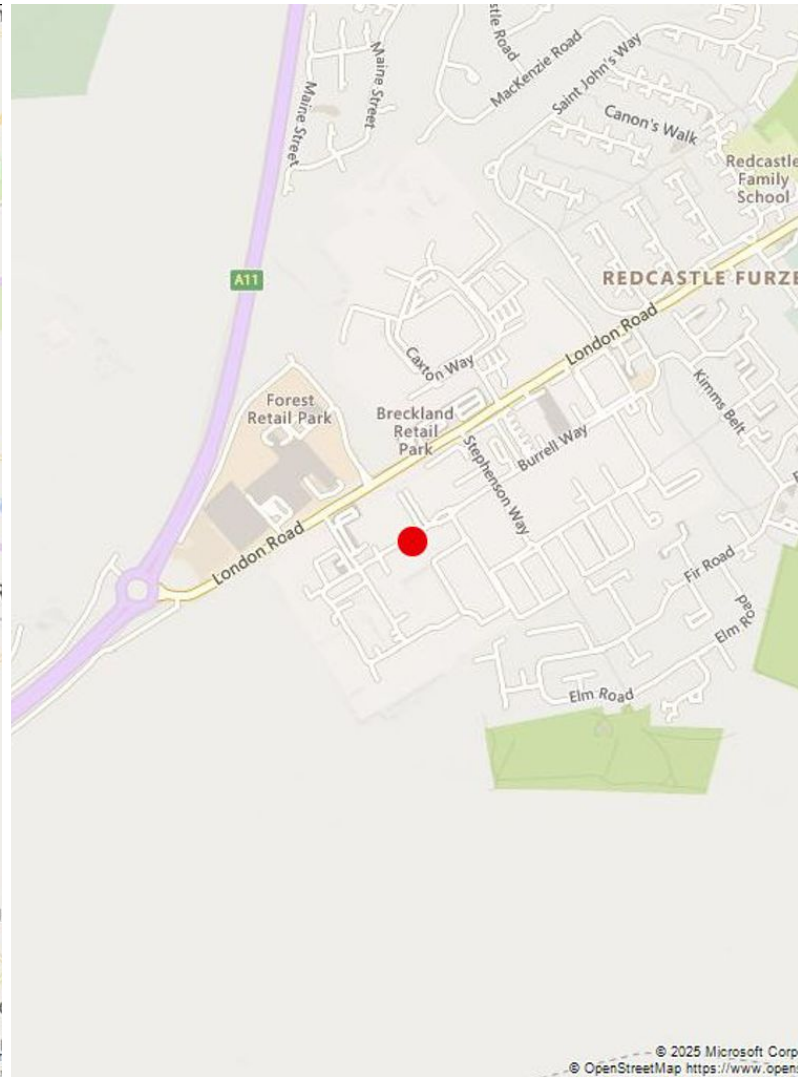
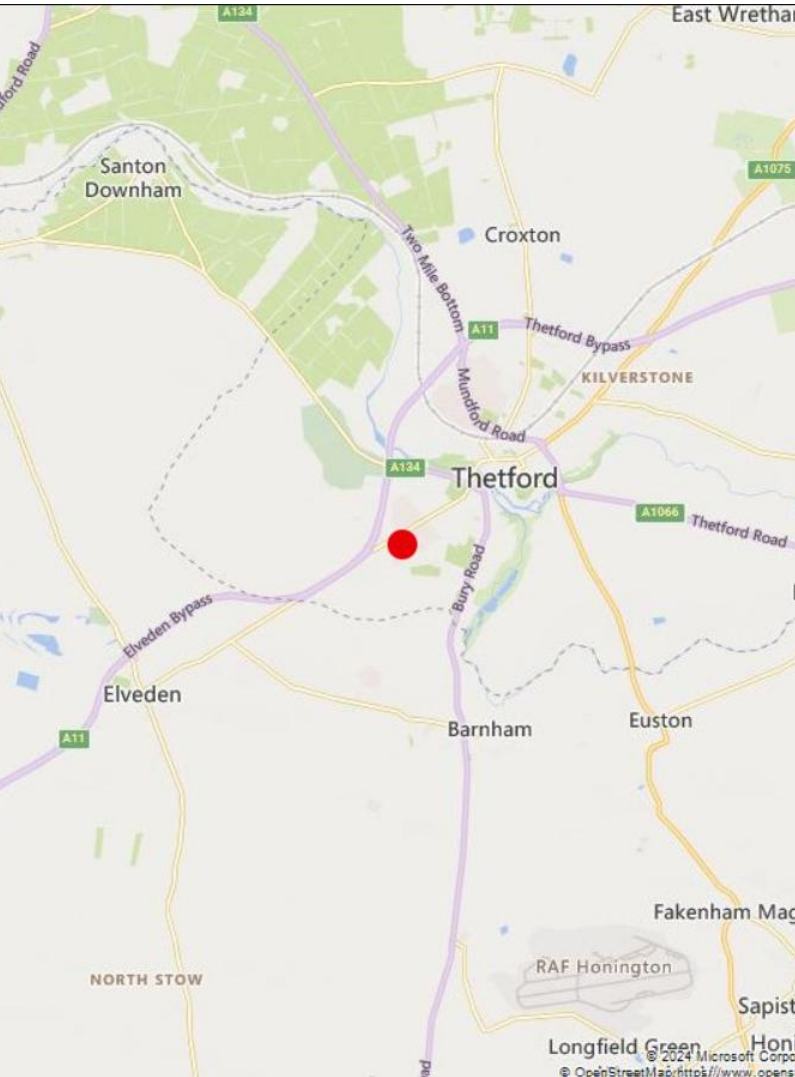
The EPC is D (92).



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## Viewing & Further Information

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