

Warehouse/Business Unit - TO LET

2 Leyland Close, Thetford, Norfolk, IP24 1XA

Merrifields



Size: 1,198 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



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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 brick work elevations and internal blockwork walls under a plasticised metal insulated roof. The unit has a 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 GIA(s):

Total	111.29 Sq M	1,198 Sq Ft
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Availability

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

Rent

£7,500 per annum exclusive.

VAT

The premises are opted for VAT.

Business Rates

The rateable value is £4,350 (2023). The business rates will be reassessed on subdivision.

As of April 2026, the business rates will be £6,800.

Small business rates relief may be available.

Service Charge

The service charge for this property is £1,200 Per annum exclusive.

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

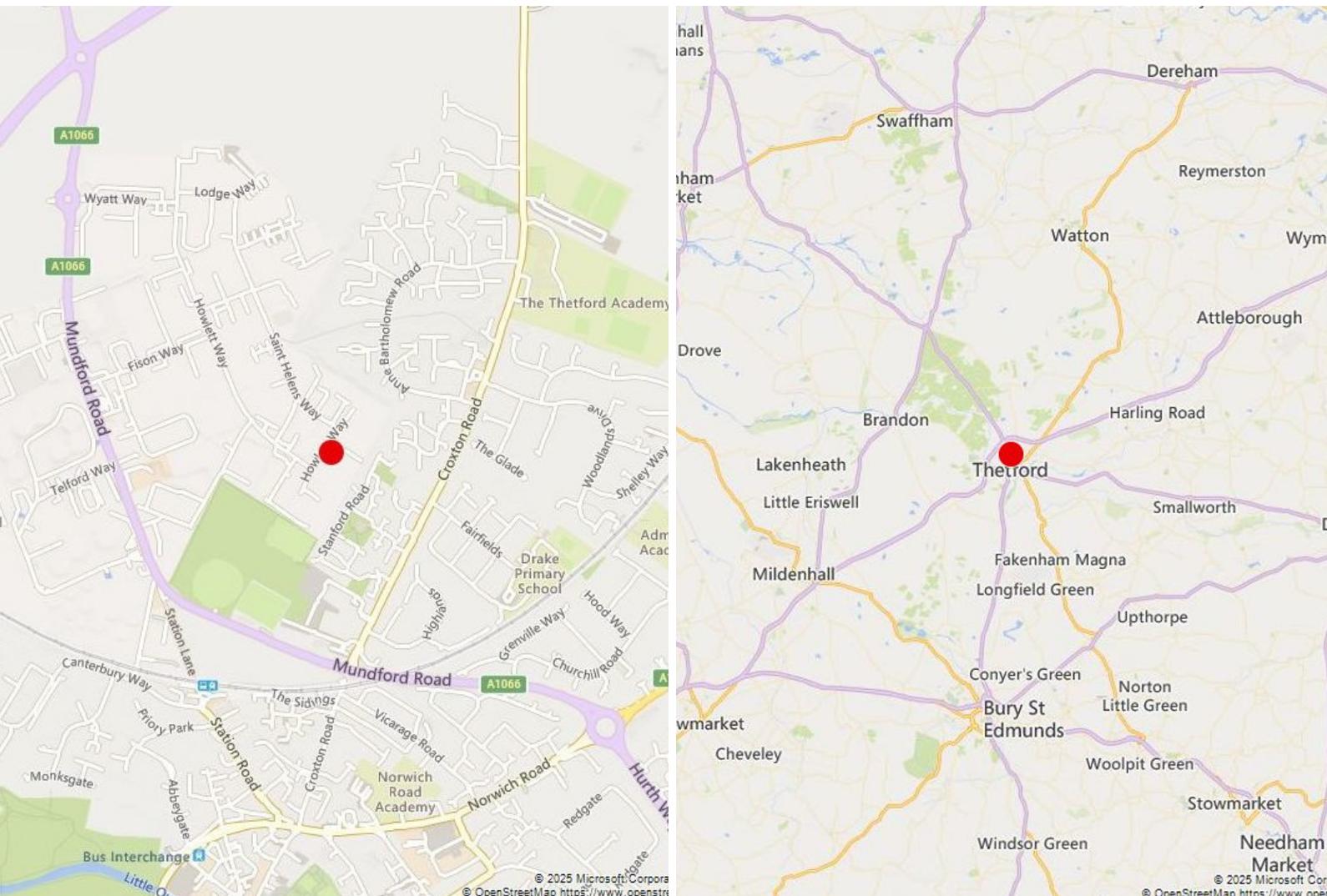
The EPC rating is D (89).



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Viewing & Further Information

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