

## New B2/B8 Industrial Units - To Let

Unit 19a-20 Roudham Park Thetford Norfolk, NR16 2SN

# Merrifields



**Size: 1,209 Sq Ft**

Located on existing industrial park


Five brand new business units

Suitable for B2 or B8 uses

One mile from the A11

Available from June 2026

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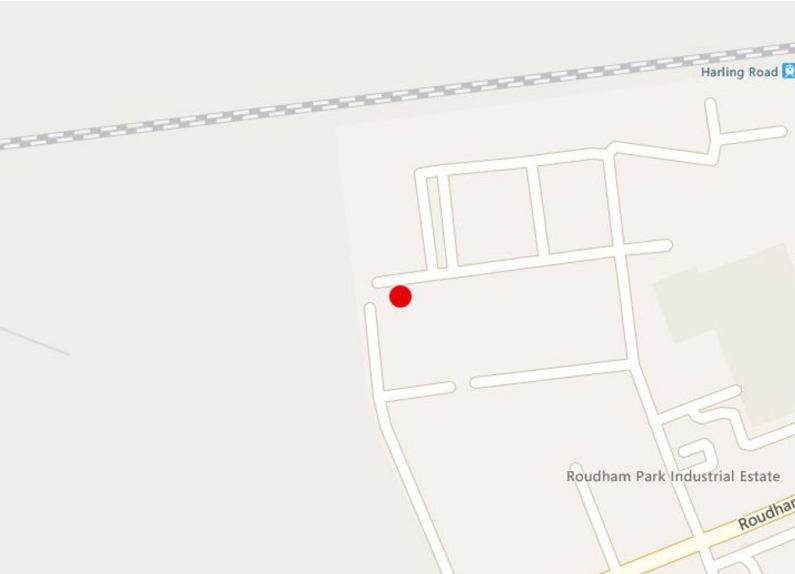
## Description

Roudham Park is located one mile south of the A11 just off Roudham Road in between Roudham and East Harling. The site is within an existing busy industrial park with a variety of uses. Planning permission was granted in May 2024 for the demolition of two existing industrial units and for the construction of five 1,209 sq ft units. The business units will be within a fenced and gated estate. The units will benefit from three phase power, electric roller shutter door, two parking spaces per unit and a WC.

## Accommodation

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

Unit 19	1,209 Sq Ft	112.32 Sq M
Unit 19A	1,209 Sq Ft	112.32 Sq M
Unit 19B	1,209 Sq Ft	112.32 Sq M
Unit 19C	1,209 Sq Ft	112.32 Sq M
Unit 20	1,209 Sq Ft	112.32 Sq M
Total	1,209 Sq Ft	112.32 Sq M



## Availability

The units are available individually or together on a new lease from completion of works.

## Rent

£11,750 per unit per annum.

## VAT

Option to tax to be confirmed, all prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

## Business Rates

The Rateable Value will be assessed on completion.

## 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

Consent has been granted under application number: DC/22/04067 for B2 and B8 uses.

## EPC

The EPC rating is to be provided on completion of construction.

## Viewing & Further Information

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REF: A000826 / 04.06.26

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