

Warehouse/Business Unit - TO LET

8 Rutherford Way, Thetford, Norfolk, IP24 1HA

Merrifields



Size: 3,755 Sq Ft

Located on Fison Way Industrial Estate

Within approximately 1 mile of the A11

Secure rear loading and parking areas

Split office and warehouse areas.

Available TO LET or FOR SALE



Description

This end of terrace business unit is located on Rutherford way, which sits within the Fison Way Industrial Estate in Thetford adjacent to the A134 intersection with the A11 dual carriageway.

The unit measures about 3,755 sq ft (plus 1,786 sq ft first floor storage) and benefits from a secure yard of about 5,000 sq ft. The unit is a steel framed building with the front section of the property comprising offices, WCs and a kitchen while the rear section is a warehouse with mezzanine storage area. The warehouse benefits from a roller shutter door which opens up to the secure yard with gated access. The unit is surrounded by a 360 degree roadway to benefit collection and delivery drivers.

The office specification includes carpeting, LED strip lighting and the warehouse has concrete flooring and a manual roller shutter door.

The unit is available on a new lease for a term to be agreed with consideration being given to a freehold disposal.

Other occupiers of the estate include Abbey Fire security and Thetford Autoparts.

Accommodation

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

Total	348.84 Sq M	3,755 Sq Ft
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Availability

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

Rent

£25,000 per annum exclusive.

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 is £24,500 (2026).

Service Charge

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

Costs

Each party will bear their own legal costs.

Use & Planning

The authorized planning use is to be confirmed.

EPC

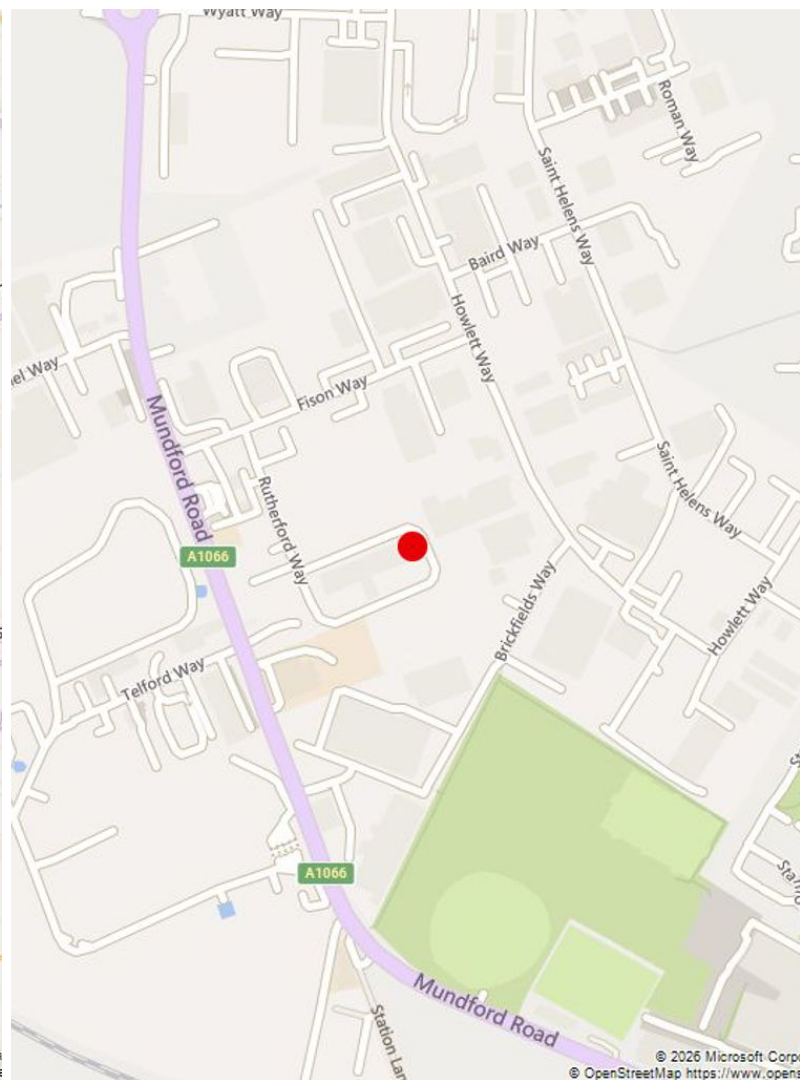
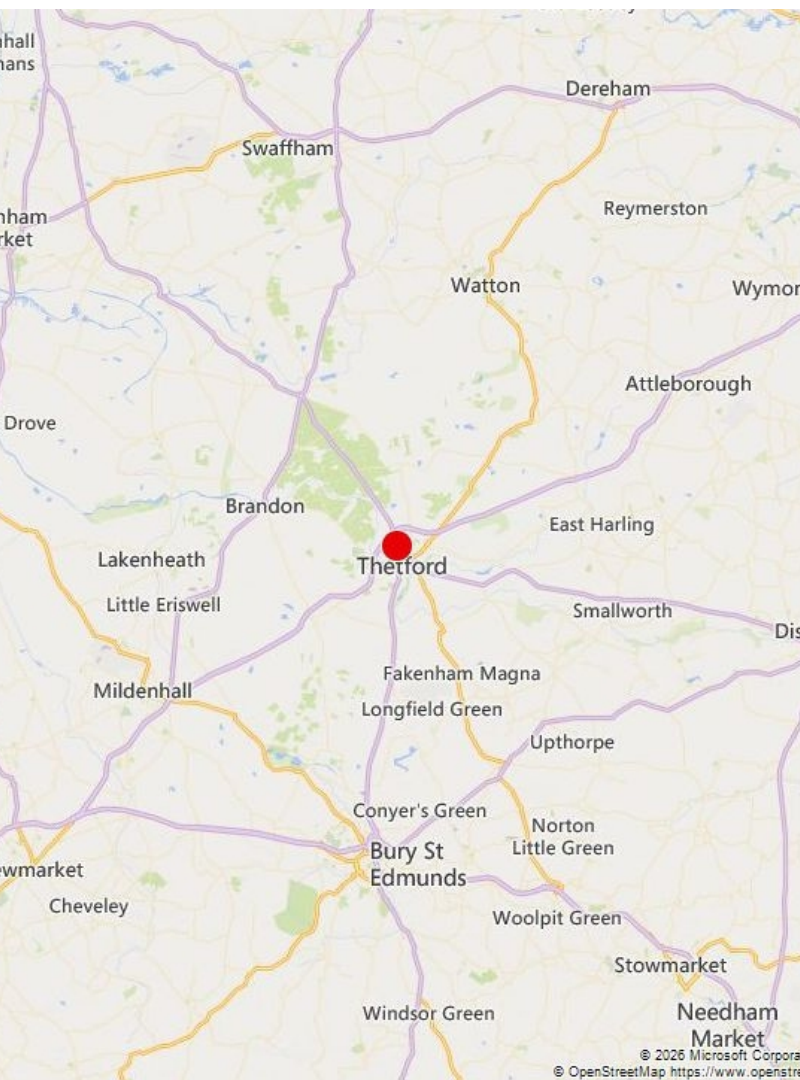
The EPC rating is D (95).



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Viewing & Further Information

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REF: A00095 / 25.09.26

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