Business/Warehouse Unit - TO LET

Unit 11 Kelvin Place, Thetford, Norfolk, IP24 3RR

Merrifields

Size: 4,373 Sq Ft

- Located on the London Road Industrial Estate
- Suitable for E (g), B2 & B8 uses (STPP)
- Large open plan warehouse/workshop space
- Office to the front and service door to the rear
- Available TO LET on terms to be agreed

01284 700 700

info@merrifields.co.uk

www.merrifields.co.uk

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

Description

Kelvin Place is located off Stephenson Way, forming part of the London Road Industrial Estate, in Thetford approximately half a mile from the A11.

Unit 11 is a mid-terrace unit of approximately 4,373 sq ft and benefits from offices with adjoining kitchen and WCs with workshop/warehouse space and roller access door to the rear.

The unit is available on a new standard estate lease on terms to be agreed.

Accommodation

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

Total	406.25 Sq M	4,373 Sq Ft

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

Rent
£20,500 per annum.

VAT
The premises are opted for VAT.

Business Rates
The rateable value is £17,250 (2026).

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 but the ingoing tenant will pay £500 plus VAT towards the Landlord's legal costs.

Use & Planning
The premises have most recently been used for engineering within a B2 use.The premises are suitable for a variety of Industrial uses within class E (g), B2 and B8 of the use classes order. Interested parties should make their own enquiries to the local planning authority for their proposed use.

EPC
The EPC rating is to be confirmed.

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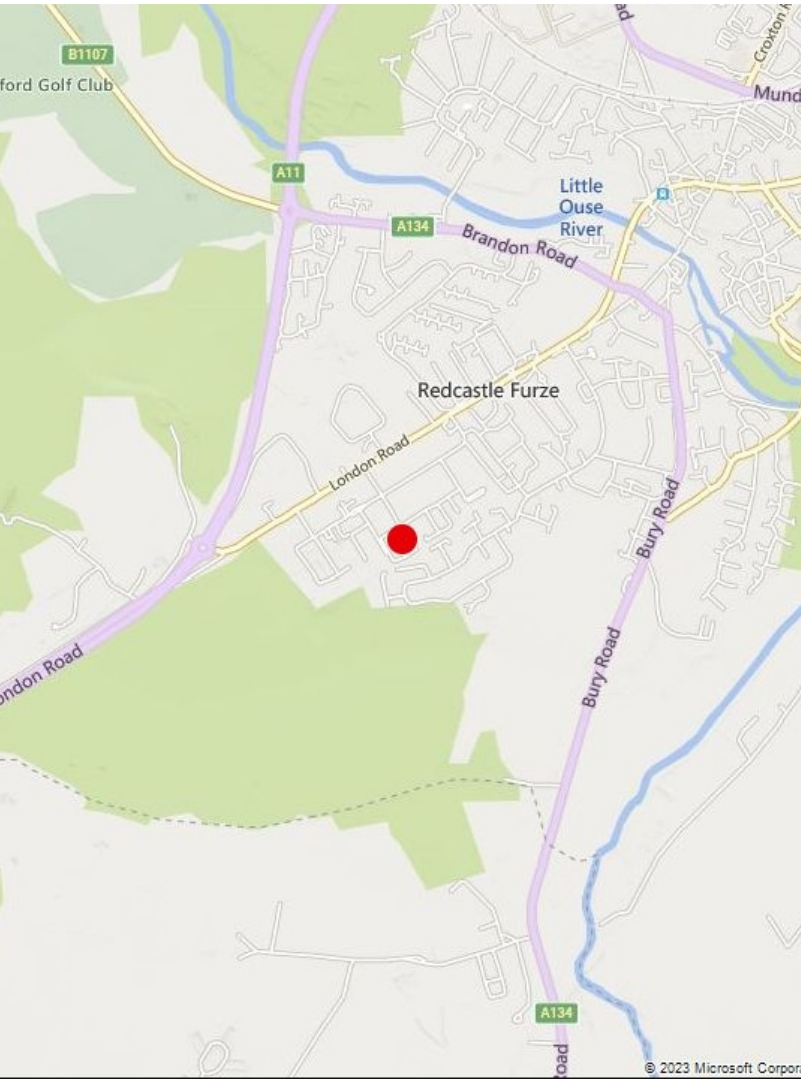

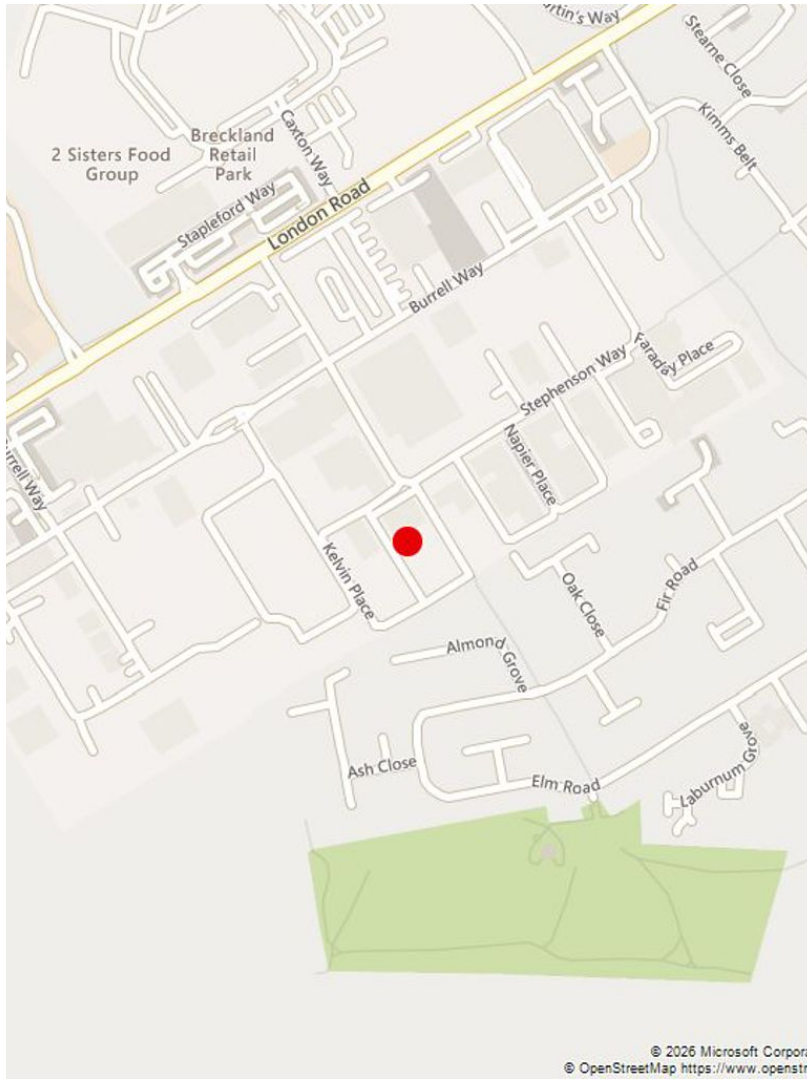

Viewing & Further Information

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