

## 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



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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 |
|-------|-------------|-------------|





### Availability

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

### Rent

£17,500 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 incoming 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

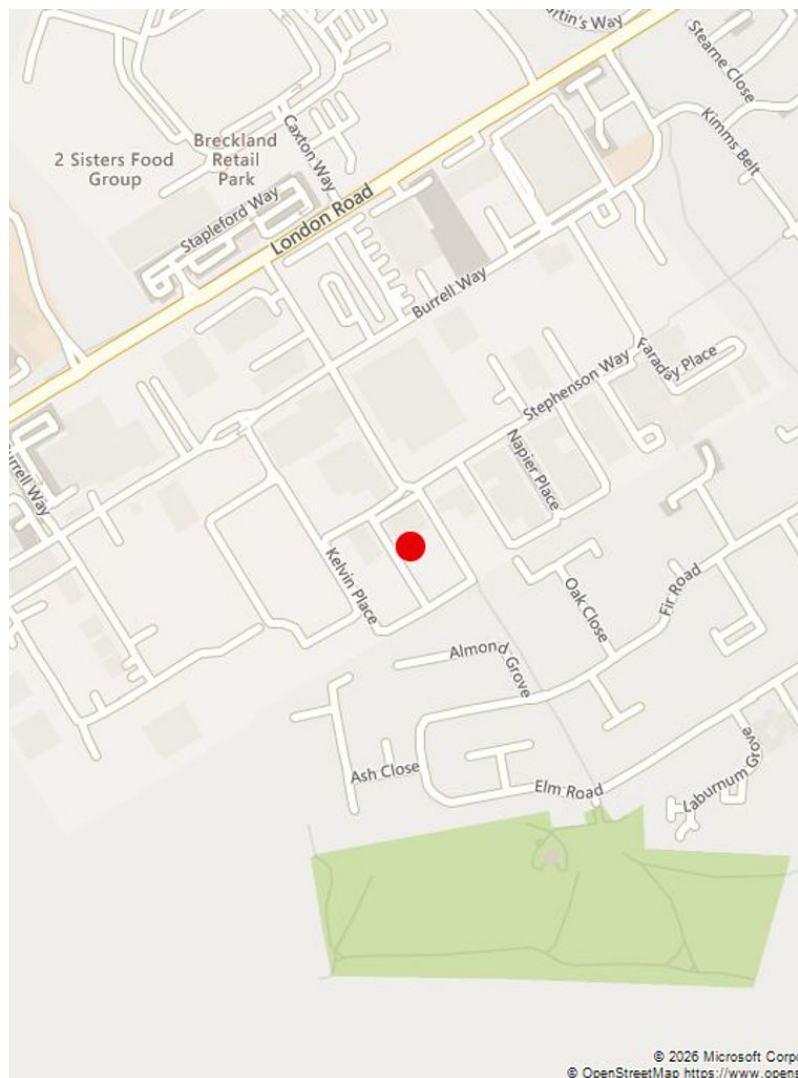
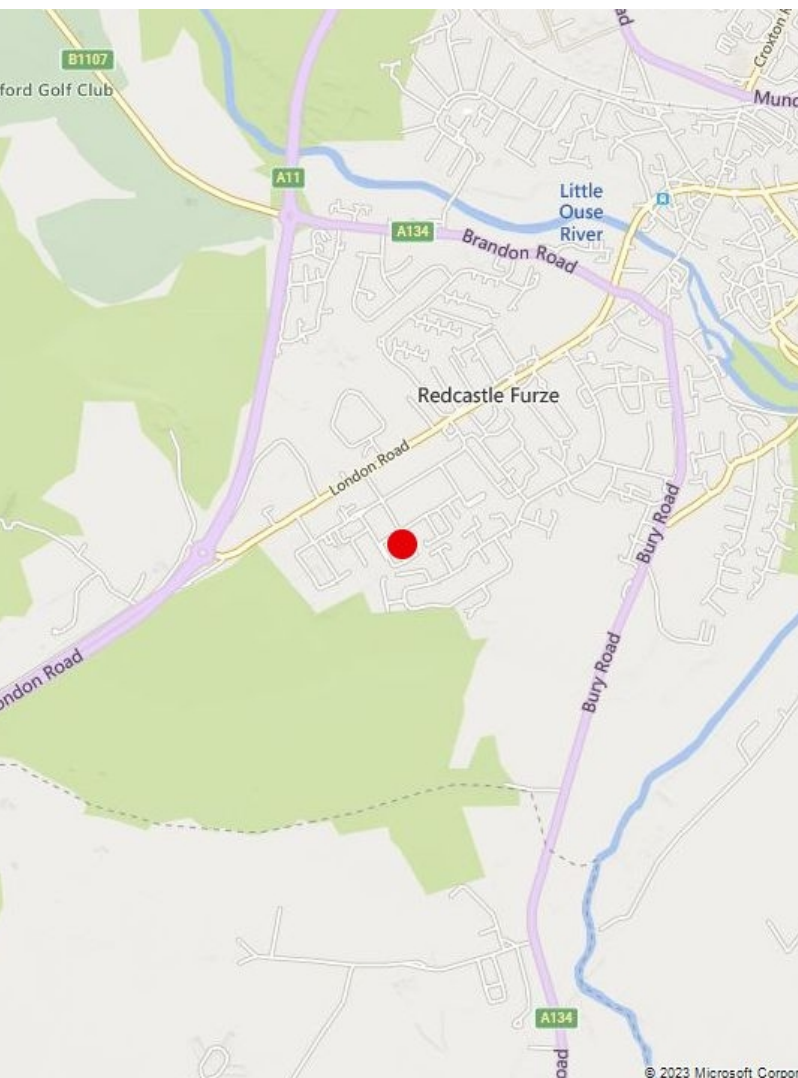
The EPC rating is to be confirmed.



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## Viewing & Further Information

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REF: A000944 / 25.08.26

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