

## Warehouse Unit - To Let

Unit 5 Mundford Road Trading Estate, Thetford, Norfolk, IP24 1NB

# Merrifields



Size: 6,071 Sq Ft

Open Plan Warehouse / Industrial Unit


Well located within 0.5 miles to the A11


Ancillary Office, Kitchen, WC amenity block

Suitable for Storage and Distribution uses

Available To Let immediately on terms to be agreed

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Merrifields Chartered Surveyors  
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## Description

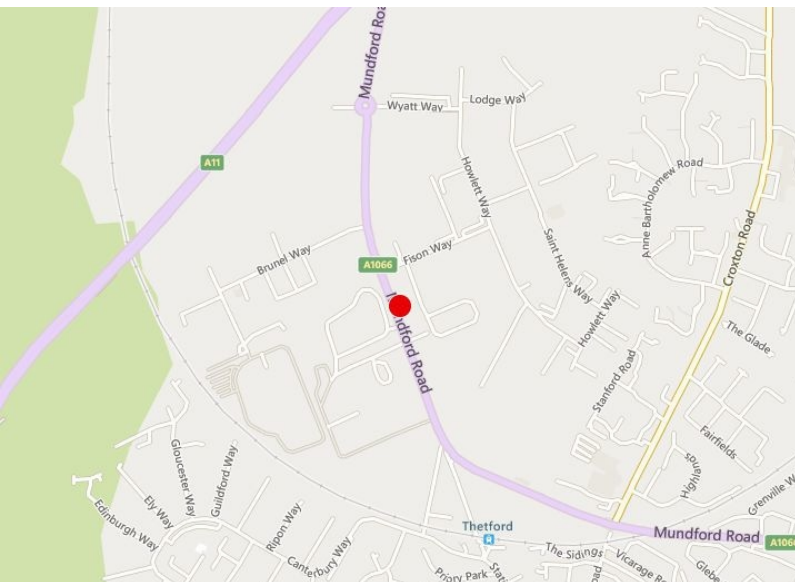
Located on Mundford Road Trading Estate which comprises a number of industrial / warehouse units located off Mundford Road in Thetford which directly accesses the A11 trunk road with links Norwich with Cambridge and the Midlands.

The unit is essentially an open plan warehouse which benefits from ramped loading, roller shutter door access, ancillary/office block and car parking.

## Accommodation

The property has been measured to produce the following approximate Gross Internal Areas:

Total	6,071 Sq Ft	564 Sq M
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## Availability

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

## Rent

£29,500 per annum exc.

## VAT

The premises are opted for VAT.

## Business Rates

The rateable value from April 2023 is £39,250.

## 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 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 (82).

## Viewing & Further Information

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REF: A000738 / 07.05.25

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