

Rarely Available Modern Business Unit - FOR SALE

5 Highlands Close St. Helens Way, Thetford, Norfolk, IP24 1HG

Merrifields



Size: 3,749 Sq Ft

Located on Fison Way industrial estate


0.7 miles from the A11 (T)


Excellent parking provision

Suitable for B8 and other Industrial Uses (STPP)

Available FOR SALE immediately

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

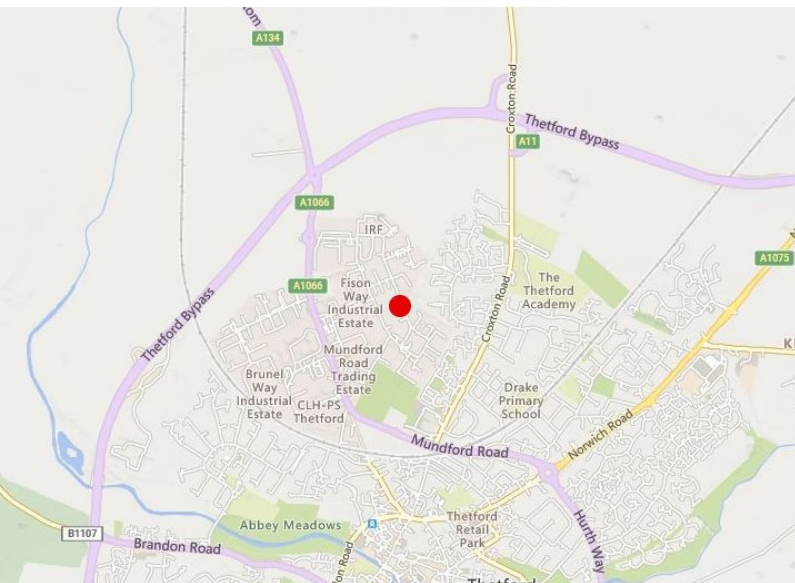
Description

5 Highland Close is a semi-detached modern business unit located on the Fison Way Industrial Estate in Thetford approximately 0.7 miles from the A11 trunk road. The unit is of modern steel portal frame construction with blockwork walls under an insulated roof with inset translucent roof lights. The accommodation includes both warehouse and office areas on the ground floor and a first floor office/meeting space. Externally there is a concrete loading surface to the access door and gravelled parking areas for approximately 10 cars. The specification includes a modern roller shutter door, gas heating and UPVC windows.

Accommodation

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

Ground Floor	3,323 Sq Ft	308.71 Sq M
First Floor	426 Sq Ft	39.58 Sq M
Total	3,749 Sq Ft	348.28 Sq M



Availability

The property is available FOR SALE freehold immediately.

Price

£325,000 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 £16,500 (2023).

Service Charge

The buyer will be responsible for a fair and reasonable proportion of the service charge (TBC).

Costs

Each party will bear their own legal costs.

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 is C (55).

Viewing & Further Information

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