

Modern Warehouse - TO LET

Unit 1 Dolphin Business Park, Shadwell, Thetford, Norfolk, IP24 2RY

Merrifields



Size: 5,211 Sq Ft

Located between Thetford and Diss on the A1066


Open Plan Warehouse


Concrete yard and circulation areas

Suitable for storage and distribution and production uses

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

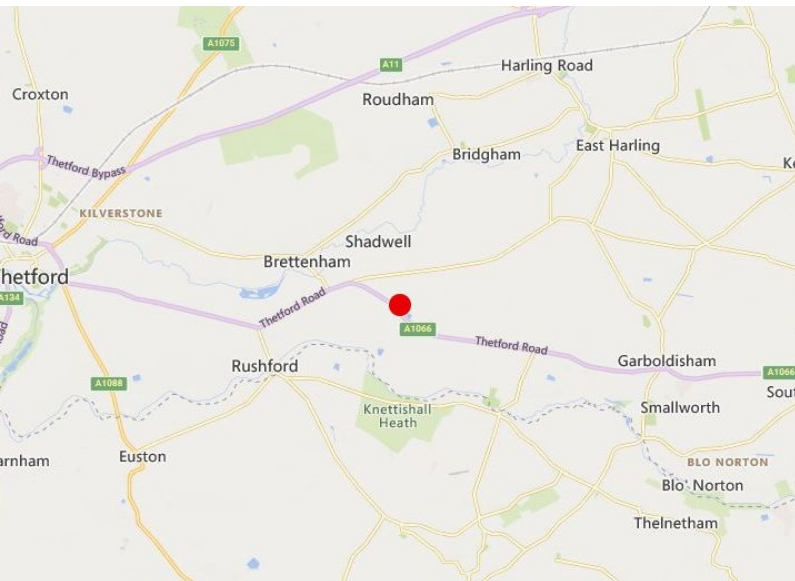
The property is located on Dolphin Business Park which provides modern business units in a strategic location on the Thetford to Diss road (A1066) linking to both the A11 and A140.

The premises are predominantly open plan providing warehouse space with an amenity block with office and W.C. facilities. The specification includes; strip lighting, 3 phase electric supply and an up and over loading door. Externally there is ample parking and loading / circulation areas.

Accommodation

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

Total	5,211 Sq Ft	484.1 Sq M
-------	-------------	------------



Availability

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

Rent

£32,500 per annum exclusive.

VAT

The premises are opted for VAT.

Business Rates

The rateable value is £22,500 (2023)

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 C (59).

Viewing & Further Information

Mark Kohler

01284 700700

mark@merrifields.co.uk

Rowan Mason

01284 700700

rowan@merrifields.co.uk

REF: A0688 / 08.02.24

Merrifields for themselves and for the Vendors or Lessors of the property whose agents they are give notice that: i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract; ii) All descriptions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) No person in the employment of Merrifields has any authority to make or give any representation or warranty whatsoever in relation to this property.