

Detached Business Unit - FOR SALE or TO LET

13 Howlett Way, Thetford, IP24 1HZ

Merrifields



Size: 5,369 Sq Ft

Located on Fison Way industrial estate

0.7 miles from the A11 (T)

Good parking provision and expansion land

Suitable for light industrial and storage and distribution uses (STPP)

Available FOR SALE or TO LET immediately 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 a detached modern business unit located on the Fison Way Industrial Estate in Thetford approximately 0.7 miles from the A11 trunk road.

The unit has split accommodation with a warehouse/workshop space to the rear of the unit and office, which is fitted to a good specification, situated to the front of the building. The property further benefits from, first floor stores, UPVC windows, air cooling and an undeveloped plot to the side of the property which could be used for expansion of the existing unit, a new unit or additional car parking/storage.

Accommodation

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

Ground floor office and warehouse	339.74 Sq M	3,657 Sq Ft
First floor office and stores	159.04 Sq M	1,712 Sq Ft
Total	498.78 Sq M	5,369 Sq Ft



Availability

The property is available FOR SALE or TO LET from March 2026.

Rent

£35,000 per annum exc.

Price

£450,000 exc.

VAT

The premises are opted for VAT (TBC)

Business Rates

The rateable value is £30,500 (2023).

Costs

Each party will bear their own legal costs but the incoming 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

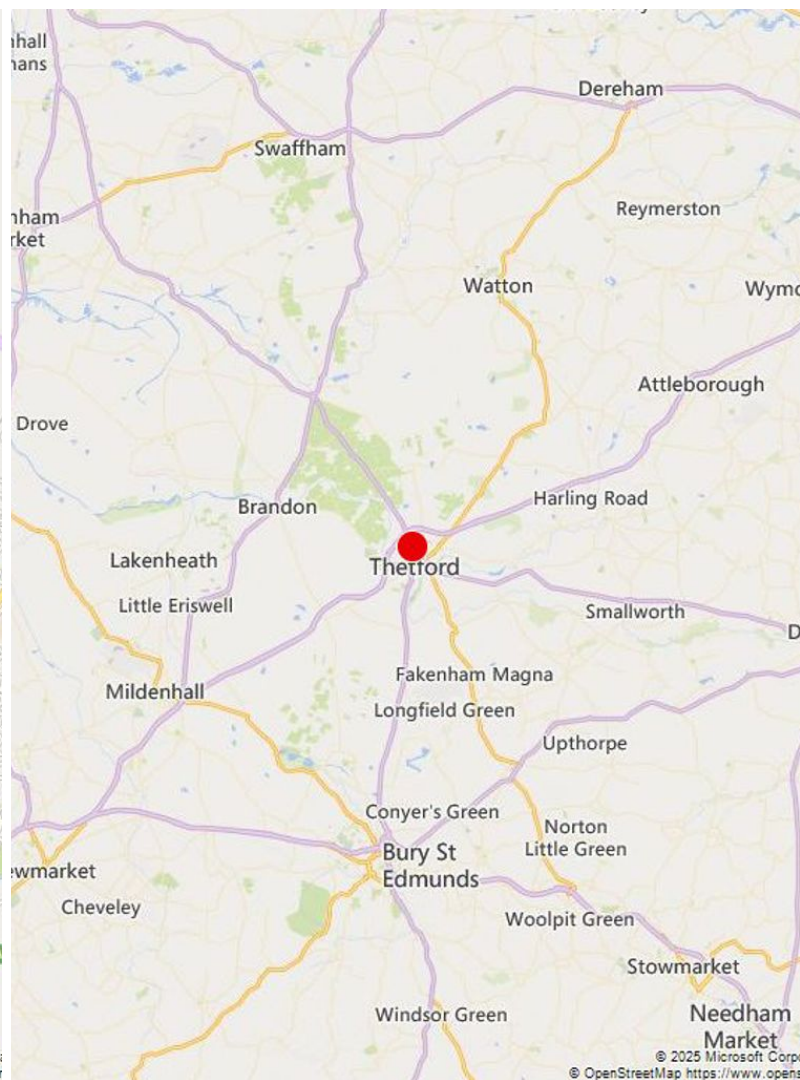
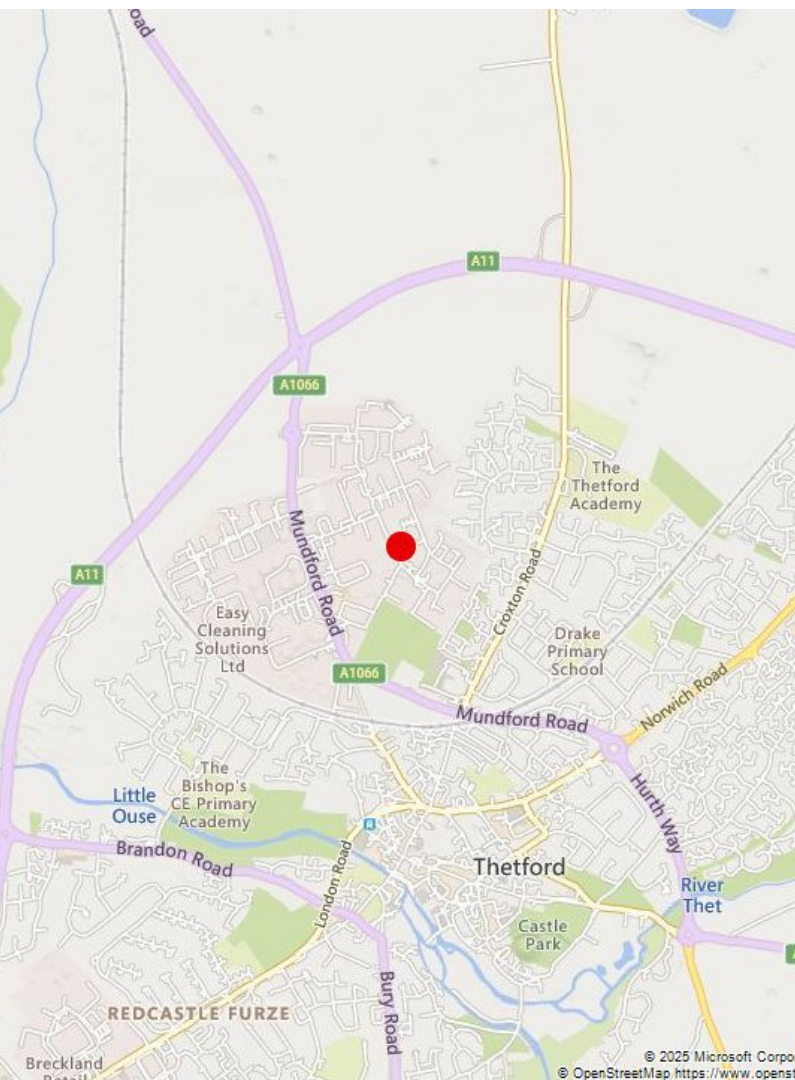
The EPC rating is to be confirmed.



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Viewing & Further Information

Mark Kohler

01284 700700

mark@merrifields.co.uk

Max Ellis

01284 700700

max@merrifields.co.uk

REF: A000862 / 14.11.25

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