

Industrial Unit - For Sale

18 St Helens Way, Thetford, Norfolk, IP24 1HG

Merrifields



Size: 4,703 Sq Ft

Located approximately 0.6 miles from the A11

Office, kitchen and two WCs

Front & rear access doors with small yard to rear

Maybe suitable for warehousing STPP

Available freehold with vacant possession

 01284 700 700

 info@merrifields.co.uk

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

Description

The property is located on St Helens Way within the established Fison Way Industrial Estate. It is positioned in one of Thetford's key commercial areas, approximately 0.6 miles from the A11.

The unit features roller shutter doors at both the front and rear, allowing efficient loading, unloading, and vehicle flow through the unit. The front elevation is enhanced by engineering brickwork surrounding the main shutter and a steel plated personnel door. The building is steel framed with brick and redecorated metal clad elevations under a fibre cement roof.

Internally, the warehouse benefits from a three-phase electricity supply and distribution, LED lighting and a fire detective system. The unit further offers male and female WCs, a kitchen and an office.

Accommodation

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

Total	436.91 Sq M	4,703 Sq Ft
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Building Height Approx

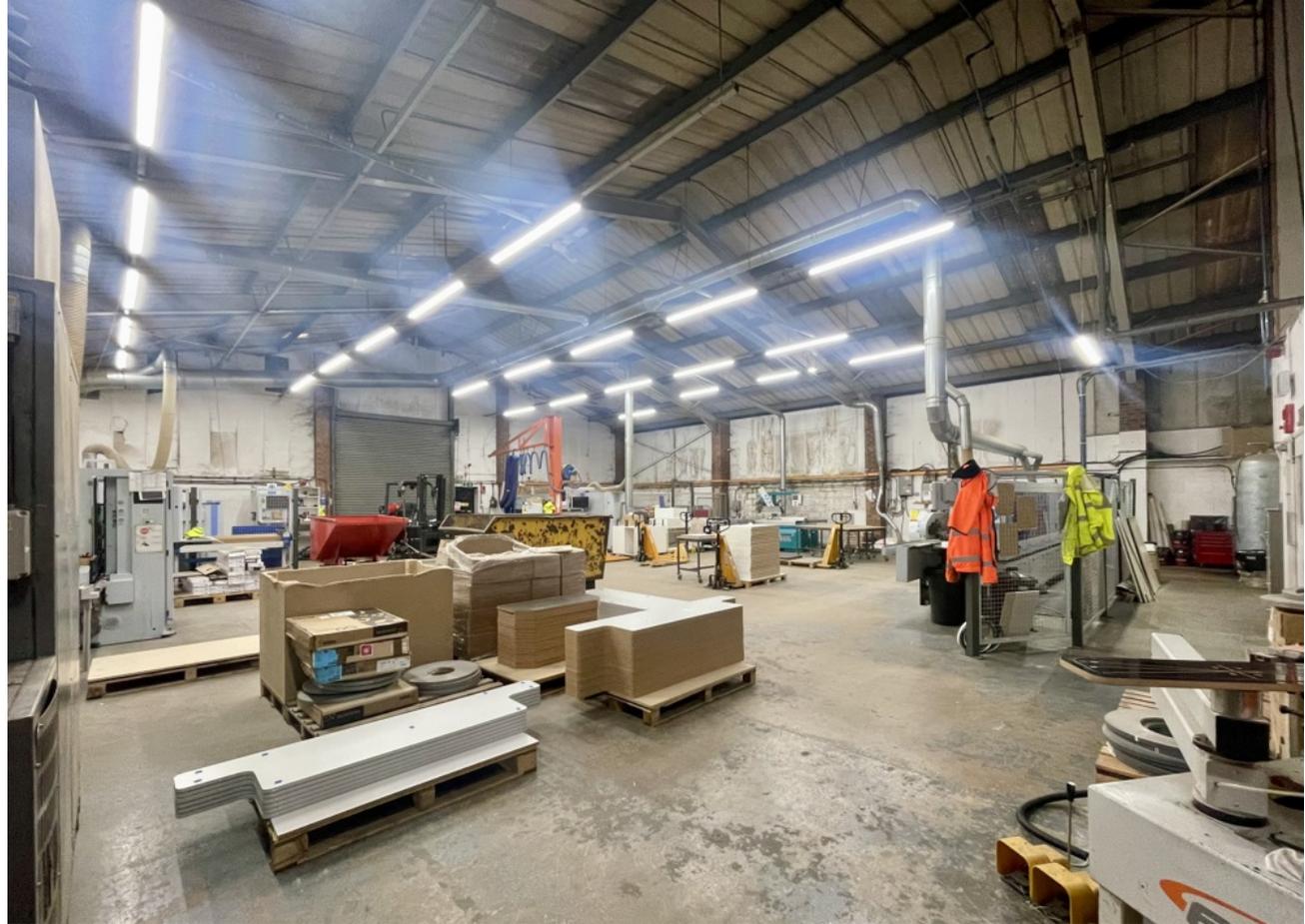
Apex: 7.23m

Eaves 4.8m

Roller Shutter Doors Approx:

Width 3.46m

Height 3.99m



Availability

The property is available For Sale with vacant possession on terms to be agreed.

Price

Guide price of £395,000 exclusive.

VAT

Option to tax to be confirmed, all prices are quoted exclusive of VAT at the prevailing rate.

Business Rates

The Rateable Value is £27,750 (April 2026).

Service Charge

The purchaser will be responsible for a fair and reasonable proportion of the service charge.

Costs

Each party will bear their own legal costs.

Use & Planning

The premises have an established general industrial (B2) use TBC. Interested parties should make their own enquiries to the local planning authority for their proposed use.

EPC

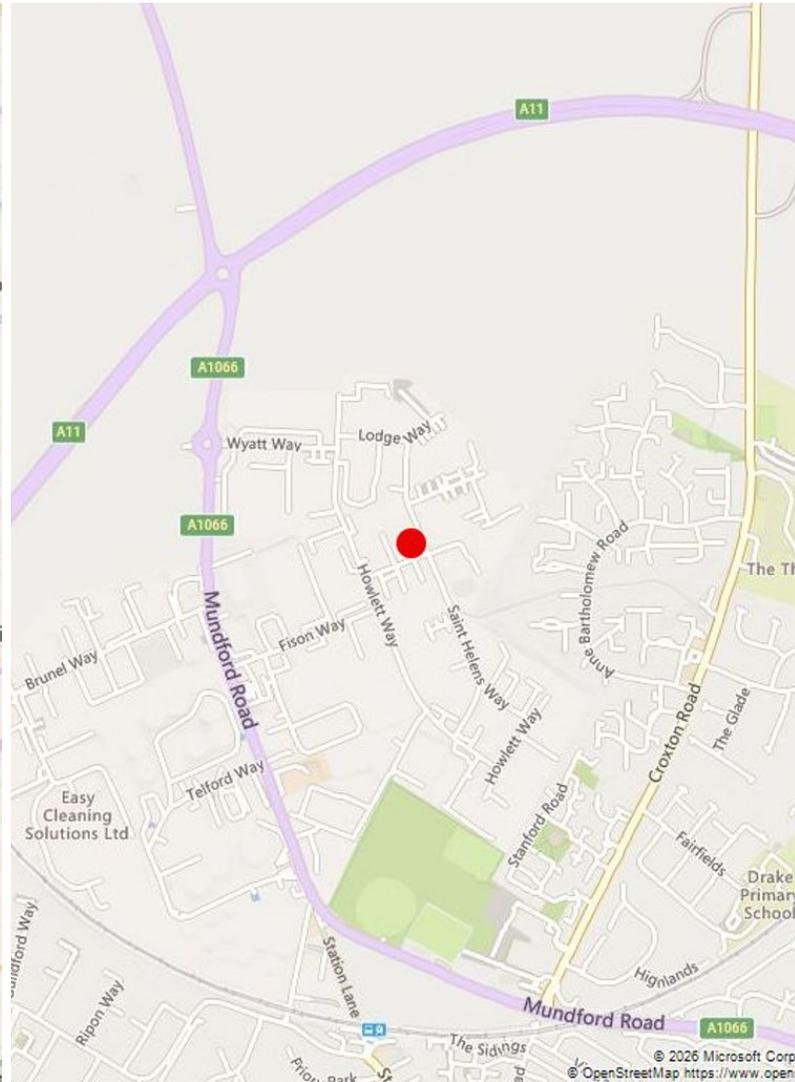
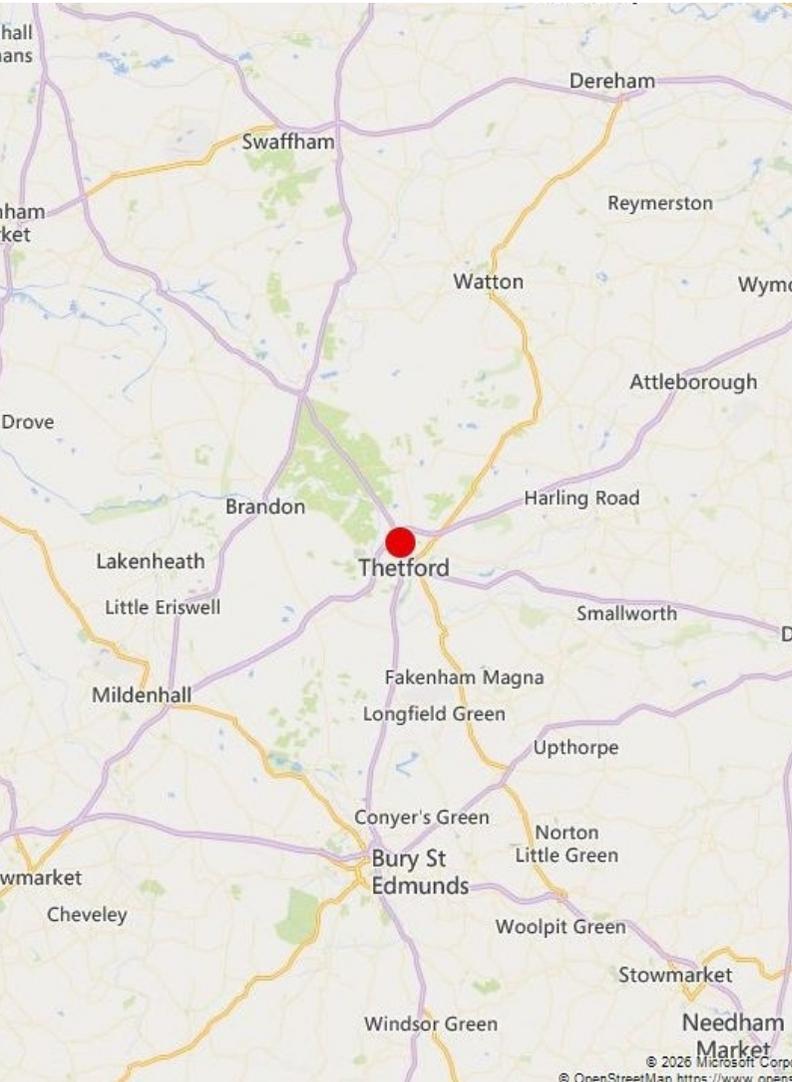
The EPC rating is F valid until 2032.



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REF: A000901 / 17.03.26

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