

Business Unit - TO LET

3 Leyland Close, Thetford, Norfolk, IP24 1XA

Merrifields



Size: 1,170 Sq Ft

Located on an a well established industrial estate


Approximate GIA of 1,170 sq ft


Forecourt loading/parking area

Suitable for E, B2 and B8 uses

Available TO LET on terms to be agreed

 01284 700 700

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

Description

Leyland Close is located off Howlett Way on the Fison Way Industrial Estate in Thetford adjacent to the A134 intersection with the A11 dual carriageway.

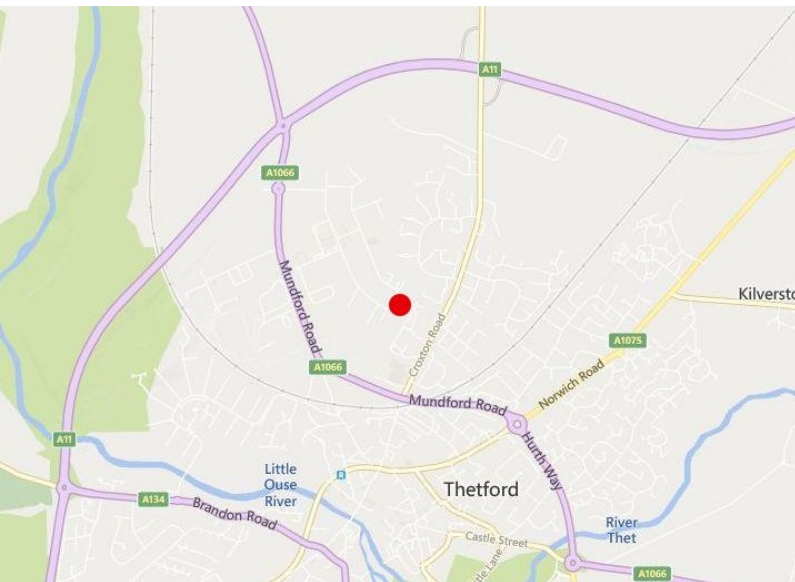
The terrace of industrial units are of steel frame construction with full height blockwork walls. Unit 3 has the benefit of a roller shutter door, personnel door, two WCs and 3 phase electricity.

The unit further benefits from approximately 3.8m eaves and forecourt loading/parking areas.

Accommodation

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

Total	1,170 Sq Ft	108.69 Sq M
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Availability

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

Rent

£7,500 per annum exc.

VAT

The premises are opted for VAT.

Business Rates

The rateable value is £4,150 (2023).
Small Business Rate Relief may be available.

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 under a B8 use. The premises would be suitable for various industrial and storage and distribution uses within Class E (g) (i) (ii), B2 and B8 of the use classes order.

EPC

The EPC rating is TBC.

Viewing & Further Information

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REF: A000803 / 15.04.25

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