

## New Business Unit - TO LET

2 Telford Way, Thetford, IP24 1HU

# Merrifields



Size: 2,450 Sq Ft

Located on Telford Way close to the A11

Approximate GIA of 2,450 sq ft

Shared loading and parking areas

Suitable for light industrial and office occupiers

Available TO LET on terms to be agreed

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

## Description

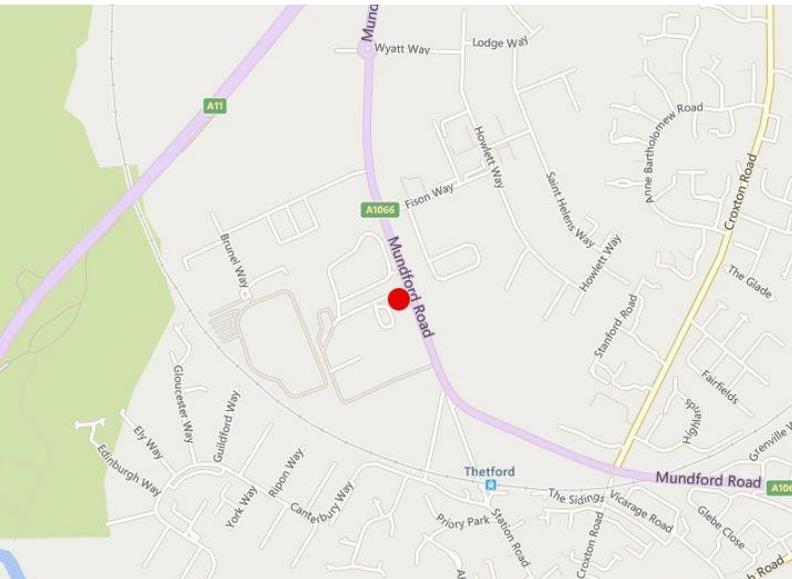
2 Telford Way is a brand new business unit located off Mundford Road in Thetford located about 1000m from the A11. The semi-detached business unit is of steel framed construction with plasticised metal cladding elevations and roof.

The property benefits from a first floor mezzanine office, up and over loading door, pedestrian access doors as well as 3 phase electrics, 5m eaves and translucent roof lights. Neighbouring occupiers include Eurocell, Foster Electrical and Century Logistics.

## Accommodation

The property has been measured to produce the following Approximate dimensions and GIAs:

Total	2,450 Sq Ft	227.6 Sq M
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## Availability

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

## Rent

£16,500 per annum exclusive.

## VAT

The premises are opted for VAT (TBC).

## Business Rates

The property is to be rated on occupation.

## 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 property has consent for office and light industrial uses within an E (g) use class.

## EPC

The EPC rating is to be confirmed.

## Viewing & Further Information

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REF: A0541 / 31.08.22

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