

# Industrial/Business Unit - TO LET

5 Leyland Close, Thetford, Norfolk, IP24 1XA

# Merrifields



**Size: 1,168 Sq Ft**

Located on an established industrial estate.


Approximate NIA of 108.50 sq m (1,168 sq ft)


Forecourt loading/parking area

Suitable for E, B2 and B8 uses (STPP)

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.

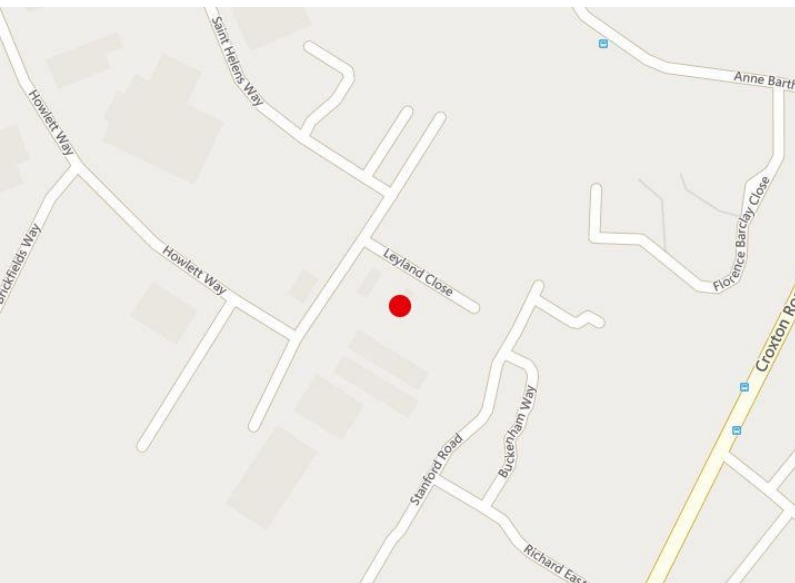
The terrace of industrial units are of steel frame construction with full height blockwork walls. Unit 5 has the benefit of a concrete floor, roller shutter and personnel door, two WCs and 3 phase electricity.

The unit further benefits from approximately 4.8m eaves and forecourt loading/parking areas.

## Accommodation

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

|       |             |             |
|-------|-------------|-------------|
| Total | 1,168 Sq Ft | 108.51 Sq M |
|-------|-------------|-------------|



## Availability

The property is available TO LET from September 2025 on terms to be agreed.

## Rent

£7,500 per annum exclusive.

## VAT

The premises are opted for VAT.

## Business Rates

The rateable value is £4,350 (2023).  
Small business rates 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 are suitable for a variety of commercial and light industrial uses within class E (g) of the use classes order. Interested parties should make their own enquiries to the local planning authority for their proposed use.

## EPC

The EPC rating is TBC.

## Viewing & Further Information

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REF: A000804 / 02.05.25

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