

# Modern Industrial Unit - To Let or For Sale

16 Burrell Way Trade Park, Thetford, Norfolk, IP24 3QS

# Merrifields



Size: 13,439 Sq Ft

Modern Industrial Unit


Excellent Access to the A11 dual carriageway


Ideal for Manufacturing or Storage and Distribution uses STPP

Forecourt parking and secure yard areas

Available immediately To Let or For Sale on terms to be agreed

 01284 700 700

 [info@merrifields.co.uk](mailto:info@merrifields.co.uk)

 [www.merrifields.co.uk](http://www.merrifields.co.uk)

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

## Description

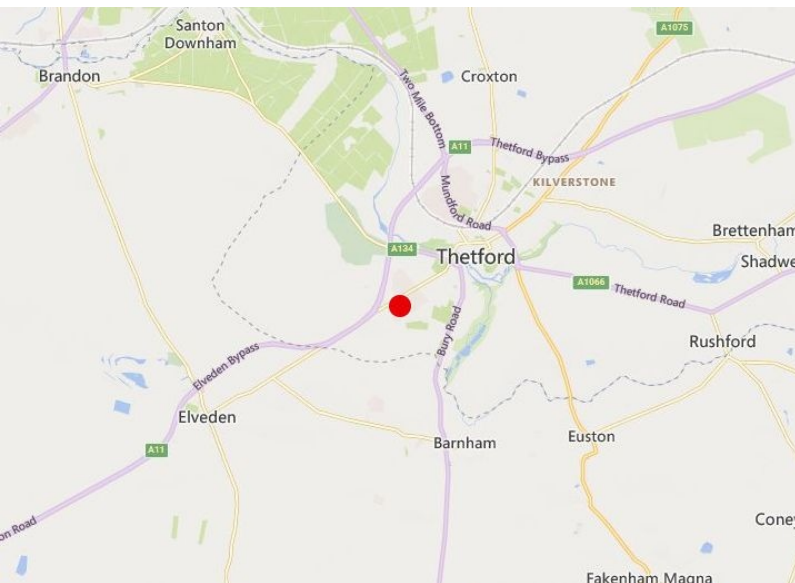
A modern detached warehouse/production unit with refurbished offices to the front, located on the London Road Industrial Estate, close to the A11.

The unit is of steel frame construction under a pitched roof with 2 access doors, a small compound to the rear and forecourt parking. It has translucent roof lights, high bay lighting, blockwork walls and gas heating.

## Accommodation

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

Ground Floor	11,396 Sq Ft	1,058.69 Sq M
First Floor	2,043 Sq Ft	189.79 Sq M
Total	13,439 Sq Ft	1,248.48 Sq M



## Availability

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

## Rent

£62,500 per annum exclusive.

## Price

£800,000 exclusive.

## VAT

The premises are opted for VAT.

## Business Rates

The rateable value is £62,500 (2023).

## 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 production and manufacturing within a B2 use. Interested parties should make their own enquiries to the local planning authority for their proposed use.

## EPC

EPC to be confirmed.

## Viewing & Further Information

Mark Kohler

01284 700700

mark@merrifields.co.uk

Rowan Mason

01284 700700

rowan@merrifields.co.uk

REF: A0746 / 23.12.24

Merrifields for themselves and for the Vendors or Lessors of the property whose agents they are give notice that: i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract; ii) All descriptions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) No person in the employment of Merrifields has any authority to make or give any representation or warranty whatsoever in relation to this property.