

Refurbished Industrial Unit - To Let

Unit 6 The Black Barns, Feltwell Road, Hockwold, Thetford, Norfolk, IP26 4FA

Merrifields



Size: 3,676 Sq Ft

Located between Hockwold and Feltwell


Open plan workshop / production space


Ancillary office accommodation

Exclusive yard area

Available To Let on terms to be agreed

 01284 700 700

 info@merrifields.co.uk

 www.merrifields.co.uk

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

Description

Industrial Unit located between Feltwell and Hockwold on the Black Barns Business Park. The Business Park is an established industrial area close to Brandon. The unit has a level loading access door with an open plan workshop / production space. There is also an office area with Kitchenette and WC's. There is a small First Floor office / meeting room. Externally there is access to load and an external storage area.

Accommodation

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

Total	341.5 Sq M	3,676 Sq Ft
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Availability

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

Rent

£21,000 per annum exclusive

VAT

The premises are opted for VAT.

Business Rates

The rateable value is £8,800 (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.

Use & Planning

The premises have most recently been used for Manufacturing and Storage uses within within a B2 and a B8 use. Interested parties should make their own enquiries to the local planning authority for their proposed use.

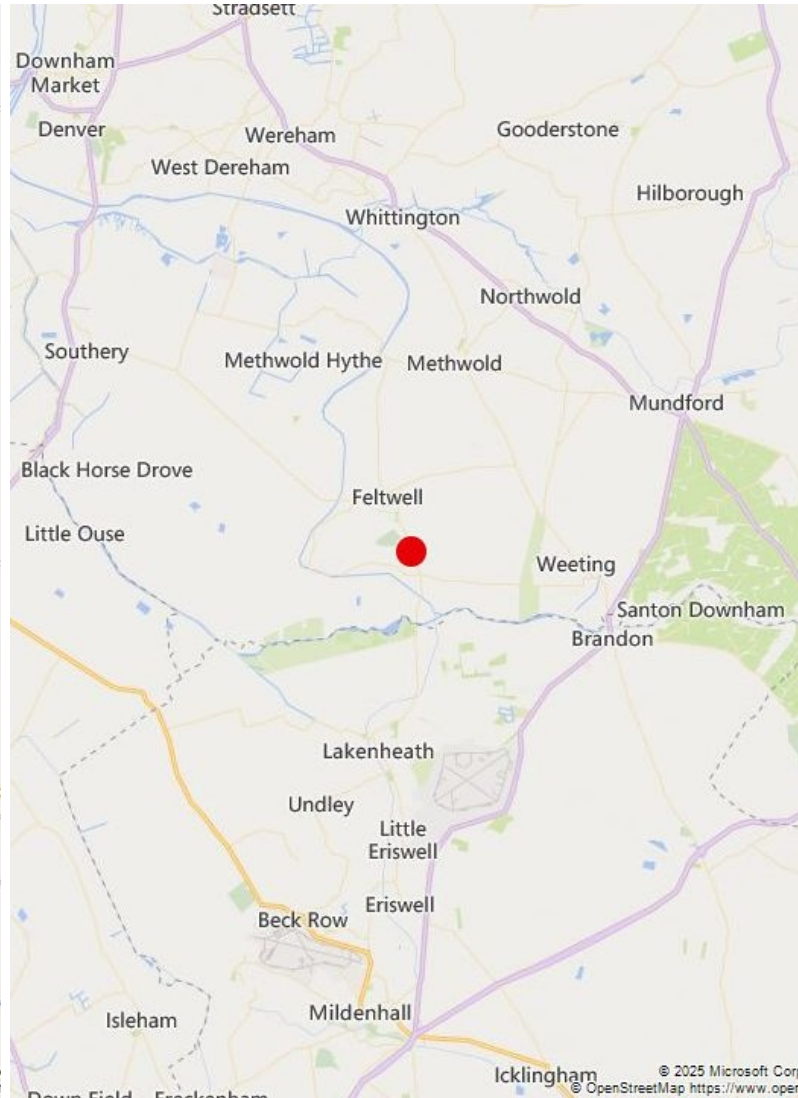
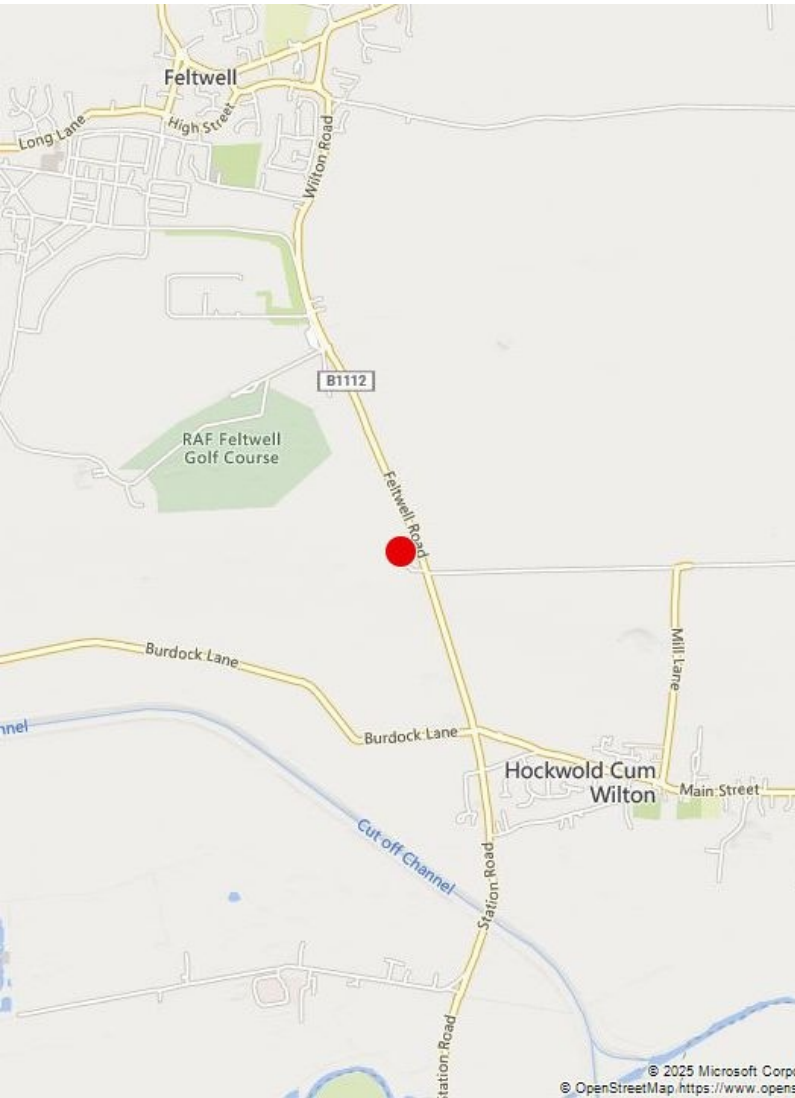
EPC

EPC to be confirmed.



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Viewing & Further Information

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REF: A000789 / 06.03.25

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