

## Industrial Unit - TO LET

15 Napier Place, Thetford, Norfolk, IP24 3RL

# Merrifields



### Size: 3,152 Sq Ft

Located on an established industrial estate


Approximately 0.7 miles from A11


Office and warehouse accommodation

Suitable for light industrial and storage uses (STPP)

Available TO LET on terms to be agreed.

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

## Description

Napier Place is located off Stephenson Way, forming part of the London Road Industrial Estate, in Thetford approximately 0.7 miles from the A11.

The mid-terrace unit is about 3,121 sq ft and benefits from a refurbished open plan office, with adjoining kitchen and WCs with workshop/warehouse space and roller access door to the rear. The specification includes a concrete floor, translucent roof lights, up and over loading door and strip lighting.

## Accommodation

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

Total	3,152 Sq Ft	292.82 Sq M
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## Availability

The property is available TO LET from July 2025.

## Rent

£14,000 per annum exclusive.

## VAT

The premises are opted for VAT.

## Business Rates

The rateable value is £12,000 (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

The Tenant will contribute £500 plus VAT towards the Landlord's legal costs.

## Use & Planning

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

## EPC

The EPC rating is E (114).

## Viewing & Further Information

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