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

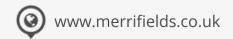
Suitable for light industrial and storage uses (STPP)

Available TO LET on terms to be agreed.









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:



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).

Merrifields

Viewing & Further Information

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