

Industrial/Warehouse Unit - TO LET

13 Kelvin Place, Thetford, Norfolk, IP24 3RR

Merrifields



Size: 4,355 Sq Ft

Located approximately 0.5 miles from the A11

Office and warehouse/workshop space

3 phase power supply and goods loading door

Suitable for Industrial & Storage/Distribution uses

Available TO LET on terms to be agreed



Description

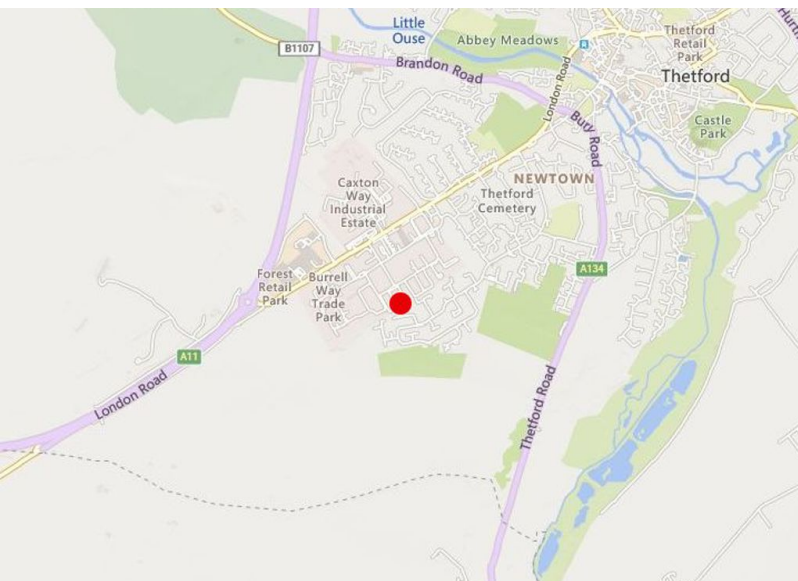
Kelvin Place is located off Stephenson Way, forming part of the London Road Industrial Estate, in Thetford approximately half a mile from the A11.

The end of terrace unit is 4,355 sq ft and benefits from offices with adjoining kitchen and two WCs with workshop/warehouse space to the rear of the building, skylights and loading door to the side elevation. There is space for the parking of three cars in front of the unit.

Accommodation

The property has been measured to produce the following approximate GIA(s):

Total	4,355 Sq Ft	404.58 Sq M
-------	-------------	-------------



Availability

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

Rent

£17,500 per annum exclusive.

VAT

The premises are opted for VAT.

Business Rates

The rateable value is £16,750 (2023).

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 a variety of industrial uses within an E (g), B2 & B8 use class. Interested parties should make their own enquiries to the local planning authority for their proposed use.

EPC

The EPC rating is D (99).

Merrifields

Viewing & Further Information

Mark Kohler

01284 700700

mark@merrifields.co.uk

Max Ellis

01284 700700

max@merrifields.co.uk

REF: A000831 / 13.07.25

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.



01284 700 700



info@merrifields.co.uk



www.merrifields.co.uk

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