

Modern Business/Storage Unit - TO LET

Unit 7 Dolphin Business Park, Shadwell, Thetford, Norfolk, IP24 2RY

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Size: 2,497 Sq Ft

Located on the A1066

Warehouse and office accommodation


Concrete loading and forecourt


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

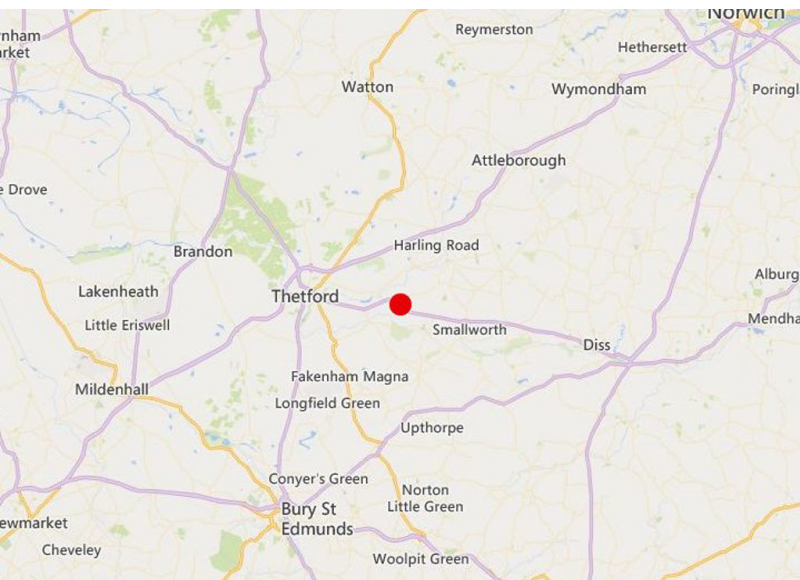
The property is located on Dolphin Business Park which provides modern business units in a strategic location on the Thetford to Diss road (A1066) linking to both the A11 and A140.

The premises are predominantly open plan warehouse/light industrial space, ancillary offices with male and female WC's and kitchen/break-out area. The specification includes; LED lighting, 3 phase electrics and an up and over loading door. Externally there is ample parking and loading / circulation areas.

Accommodation

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

Total	2,497 Sq Ft	231.97 Sq M
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Availability

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

Rent

£15,000 per annum exclusive.

VAT

The premises are opted for VAT.

Business Rates

The rateable value is £10,500 (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 but the ingoing tenant will pay any abortive costs incurred by the landlord.

Use & Planning

The premises has consent for light and general industrial uses under application number 3PL/2005/1073/F. Interested parties should make their own enquiries to the local planning authority for their proposed use.

EPC

The EPC rating is C (60).

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Viewing & Further Information

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REF: A000840 / 28.08.25

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