

## Warehouse/Business Unit - TO LET

6 Leyland Close, Thetford, Norfolk, IP24 1XA

# Merrifields



**Size: 1,169 Sq Ft**

Located on Fison Way Industrial Estate

Within approximately 1 mile of the A11

Forecourt loading and parking areas

Suitable for E (g), B2 & B8 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

Leyland Close is located off Howlett Way on the Fison Way Industrial Estate in Thetford adjacent to the A134 intersection with the A11 dual carriageway.

The terrace of industrial units are of steel frame construction with blockwork walls and a recently refurbished pitched roof. Unit 6 has a roller shutter access door to the front elevation, along with a personnel door. The unit includes toilets when you first enter with storage space above.

Approximately 9.35m from the door, there are 4 ground floor rooms including a Kitchenette, office and two storage rooms. There is further storage on the second floor. The property further benefits from a forecourt loading and parking area as well as further vehicle parking provision on the estate.

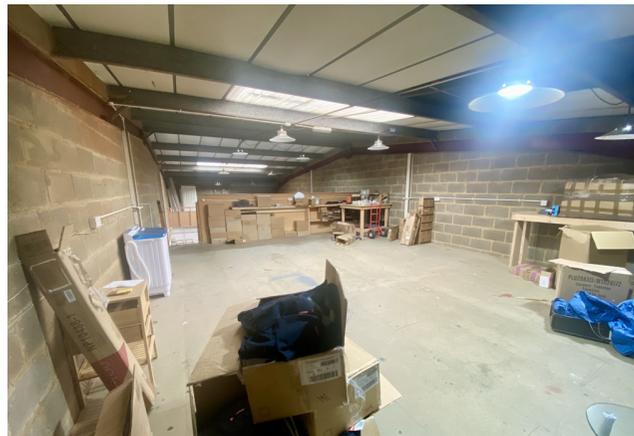
The unit also benefits from 3 phase electricity.

Other tenants on the estate include Mannpower, Town & County Floors, ELT properties, Smartstone, Daystone.

## Accommodation

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

Total	108.6 Sq M	1,169 Sq Ft
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## Availability

The property is available TO LET immediately on terms to be agreed. subject to the surrender of the current tenancy (due to expire 2nd July 2026).

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## Rent

£7,500 per annum exclusive.

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## VAT

The premises are opted for VAT.

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## Business Rates

The rateable value, is £9500 (April 2026)  
Small business rates relief may be available.

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## Service Charge

The service charge budget from 1st October 2025 to 30th September 2026 is £1,195.54 per annum exclusive.

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## Costs

Each party will bear their own legal costs but the ingoing tenant will pay any abortive costs incurred by the landlord.  
There will be an admin deposit cost of £300.

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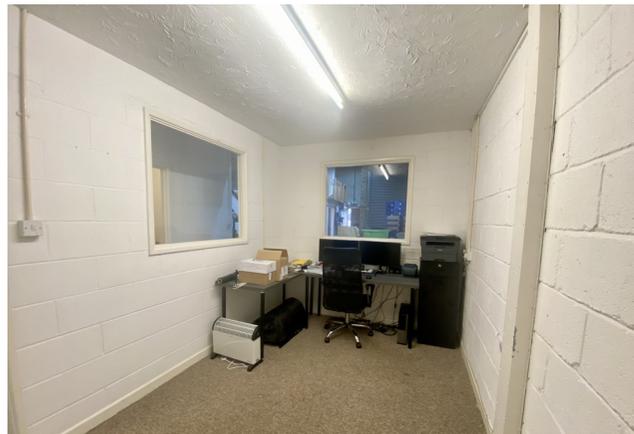
## Use & Planning

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

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## EPC

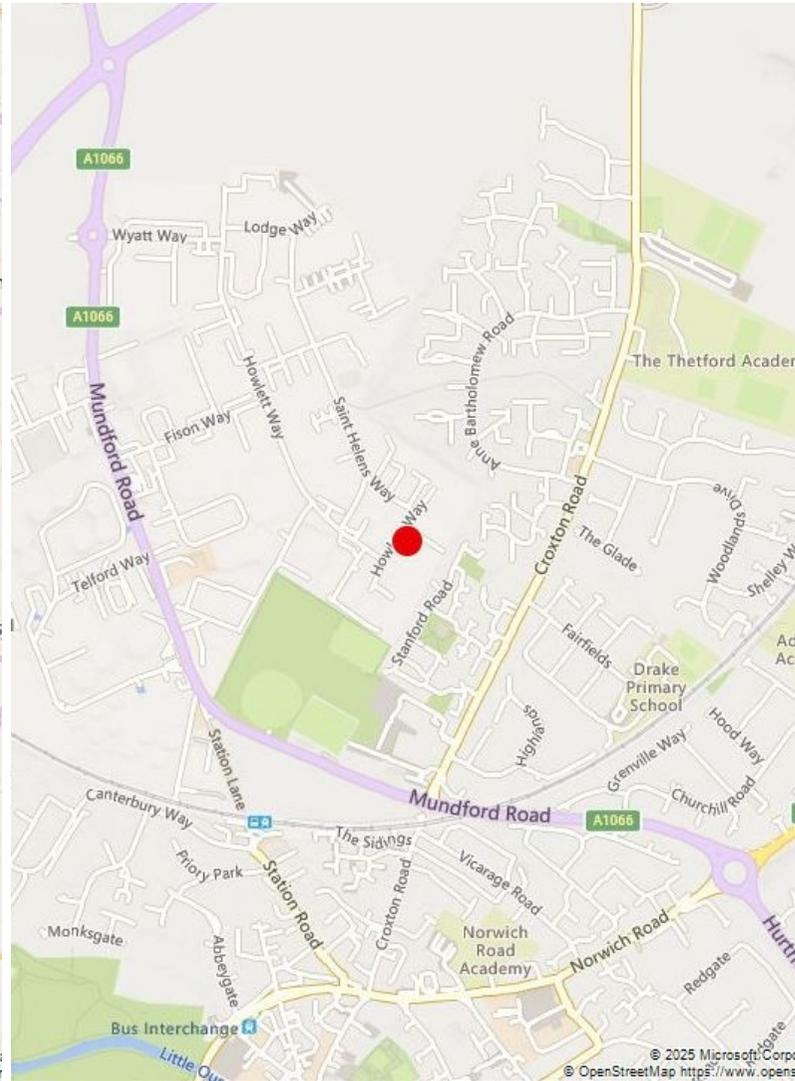
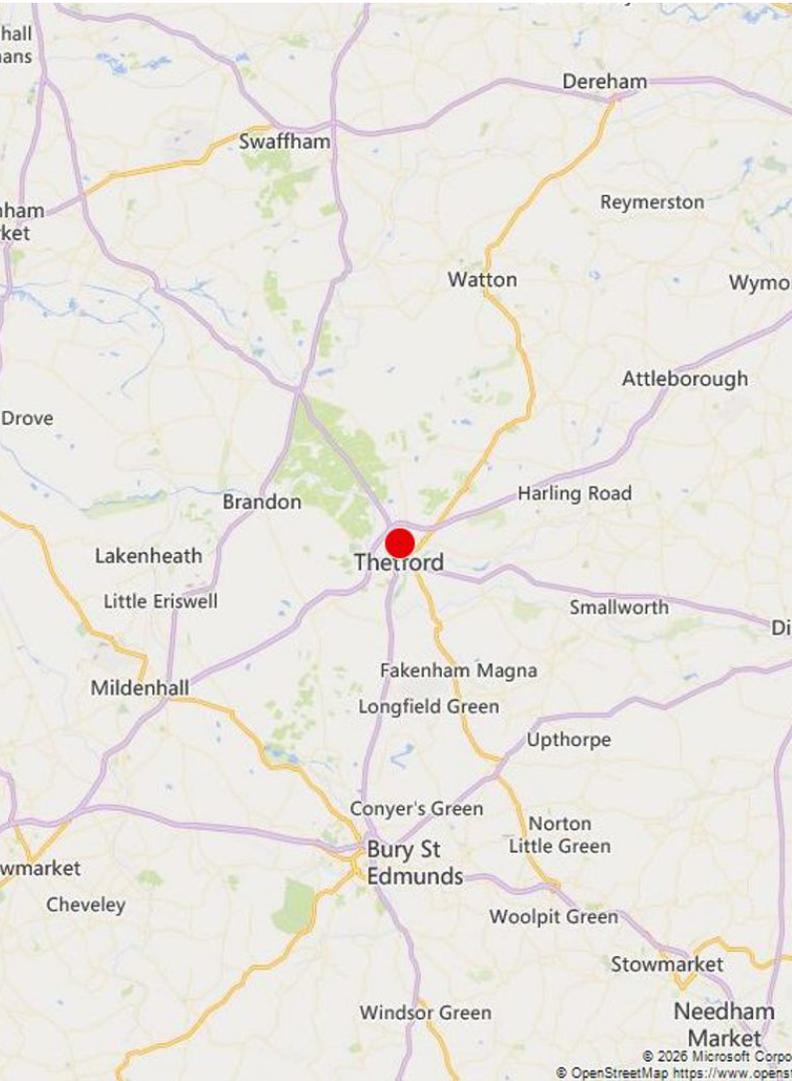
The EPC rating is to be confirmed.



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## Viewing & Further Information

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REF: A000896 / 17.02.26

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