

## New B2/B8 Industrial Units - To Let

Unit 19a-20 Roudham Park, Roudham Road, East Harling, Norfolk, NR16 2SN

# Merrifields



**Size: 1,209 Sq Ft**

Located on existing industrial park

Five brand new business units

Suitable for B2 or B8 uses

One mile from the A11

Available from June 2026

 01284 700 700

 [info@merrifields.co.uk](mailto:info@merrifields.co.uk)

 [www.merrifields.co.uk](http://www.merrifields.co.uk)

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

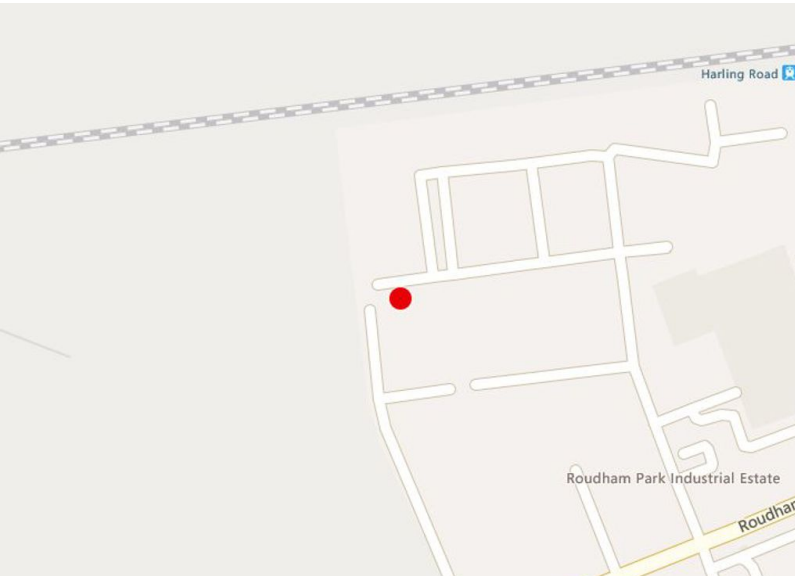
## Description

Roudham Park is located one mile south of the A11 just off Roudham Road in between Roudham and East Harling. The site is within an existing busy industrial park with a variety of uses. Planning permission was granted in May 2024 for the demolition of two existing industrial units and for the construction of five 1,209 sq ft units. The business units will be within a fenced and gated estate. The units will benefit from three phase power, electric roller shutter door, two parking spaces per unit and a WC.

## Accommodation

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

Unit 19	1,209 Sq Ft	112.32 Sq M
Unit 19A	1,209 Sq Ft	112.32 Sq M
Unit 19B	1,209 Sq Ft	112.32 Sq M
Unit 19C	1,209 Sq Ft	112.32 Sq M
Unit 20	1,209 Sq Ft	112.32 Sq M
Total	1,209 Sq Ft	112.32 Sq M



## Availability

The units are available individually or together on a new lease from completion of works.

## Rent

£11,750 per unit per annum.

## VAT

Option to tax to be confirmed, all prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

## Business Rates

The Rateable Value will be assessed on completion.

## 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.

## Use & Planning

Consent has been granted under application number: DC/22/04067 for B2 and B8 uses.

## EPC

The EPC rating is to be provided on completion of construction.

## Viewing & Further Information

Jack Hastings

01284 700700

jack@merrifields.co.uk

Anaya John-Baptiste

01284 700700

anaya@merrifields.co.uk

REF: A000826 / 07.04.26

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.