

INDUSTRIAL UNIT TO LET OR FOR SALE

Merrifields
CHARTERED SURVEYORS

Units 7 | Faraday Place | Thetford | Norfolk | IP24 3RG



- Located on London Road Industrial Estate
- Gross Internal Area 3,302 sq ft
- Available freehold for £120,000 exc.
- Available immediately For Let or For Sale
- Suitable for B1, B8 or B2 uses

DESCRIPTION

The mid-terraced industrial unit is of masonry and steel construction with plasticised insulated roof panels and north facing roof lights with brick and block elevations.

The building is mostly open plan with offices and w.c./kitchen facilities to the front and benefit from 3 phase electricity, roller shutter door access and concrete forecourt parking and loading area.



ACCOMMODATION

The units have been measured to produce the following approximate Gross Internal Area GIA.

GIA 306.81 sq m (3,302 sq ft)

AVAILABILITY

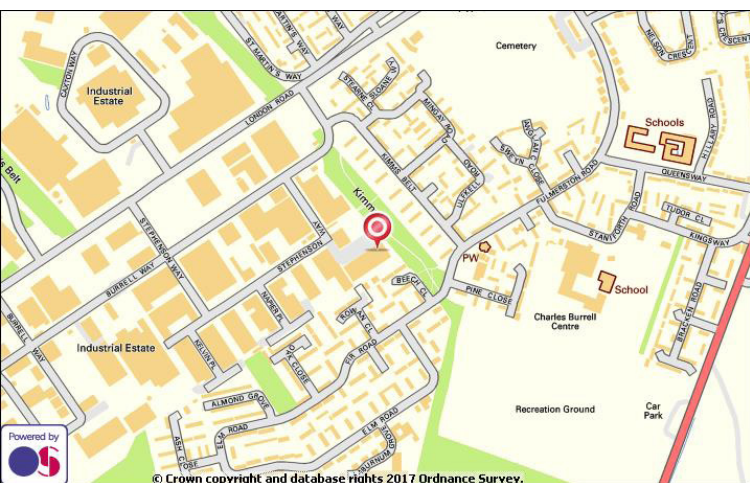
The unit is available immediately for let or for sale.

RENT

£10,000 pax

PRICE

£120,000 exc.



VAT

The property is opted for VAT.

BUSINESS RATES

The Rateable value is £6,800 (2017).

Small Business Rate Relief may be available.

SERVICE CHARGE

The tenant will reimburse the landlord a fair and reasonable proportion of the service charge.

COSTS

The purchaser or tenant will cover any abortive costs incurred by our client.

USE AND PLANNING

The former use was manufacturing.

Occupiers should make their own enquiries to the local planning authority regarding their proposed use. The units may be suitable for B1, B2 and B8 uses subject to planning permission.

EPC

The EPC rating is E (122).

Ref: A5930/20.12.17

Viewings and Further Information:

Tel: 01284 700700

Email: info@merrifields.co.uk

Merrifields
CHARTERED SURVEYORS

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