Merrifields

New Trade Counter Scheme TO LET - THETFORD



London Road Trade Centre - Thetford One Unit remaining of 3,027 sq ft



Unit 4 LET to Easy Bathrooms

O EASY BATHROOMS



London Road Trade Centre

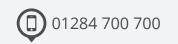
London Road, Thetford, Norfolk, IP24 3HZ

The Trade Park development is the first of its kind in Thetford. The units front the busy London Road with other trade and retail uses including Wickes, Breckland and Forest Retail Park's, Topps Tiles and Screwfix nearby.

- Thetford is located at the heart of East Anglia and has a population of circa 25,000.
- The dualling of the A11 has provided good road links to Norwich and Cambridge.
- Permission has recently been given for a new development of 5,000 homes on the nearby Kingsfleet development providing growth to Thetford.

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London Road Trade Centre

Accomodation Schedule

(Approximate areas based on a GIA basis)

Unit	sq m	sq ft
Unit 1 TOOLSTATION	425.67	4,582
Unit 2 Brevers	280.96	3,024
Unit 3 - TO LET	281.19	3,027
Unit 4 CEASY BATHROOMS	283.72	3,054

Availability

One unit remaining of 3,027 sq ft refurbished to a shell specification.

General Specification

Existing warehouse unit has been refurbished and sub-divided to provide Trade Counter units finished to a high specification which includes:

- Full-height electric loading doors
- > Trade Counter entrance
- O Capped services

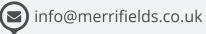
Planning

The building has planning for B8 use.



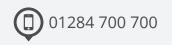
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