

Industrial Unit - For Sale

7 Rutherford Way, Thetford, Norfolk, IP24 1HA

Merrifields



Size: 3,359 Sq Ft

Located on Fison Way Industrial Estate

Terrace Industrial Unit with enclosed yard

Contains offices, kitchen and WC's

Suitable for various industrial uses STPP

Available For Sale immediately

 01284 700 700

 info@merrifields.co.uk

 www.merrifields.co.uk

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

Description

Terraced Industrial Unit located on Rutherford Way on the Fison Way industrial estate in Thetford. The unit has good access to the A11 within 0.5 miles.

The unit has offices arranged over ground and first floors, kitchen and WC facilities at the front of the unit with warehouse / workshop space to the rear. Externally there is an enclosed fenced yard area.

Accommodation

The property has been measured to produce the following approximate GIAs:

Total	3,359 Sq Ft	312.05 Sq M
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Availability

The property is available FOR SALE freehold immediately

Price

Guide Price of £225,000 exclusive

VAT

The premises are opted for VAT.

Business Rates

The rateable value is £12,750 (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 buyer will pay any abortive costs incurred by the vendor.

Use & Planning

The premises have most recently been used for Storage and distribution within a B8 use. Interested parties should make their own enquiries to the local planning authority for their proposed use.

EPC

The EPC rating is F (128).

Viewing & Further Information

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