

**TO
LET**

16 & 17 Wimbledon Avenue, Brandon, Suffolk, IP27 0NZ

TWO LIGHT INDUSTRIAL / WAREHOUSE UNITS WITH TRADE COUNTER POTENTIAL

- Approximately 745.48 sq m (8,024 sq ft)
- Arranged as two interconnecting units
- Front forecourt parking for six vehicles
- Located on the popular London Road Industrial Estate
- Within a mile of Brandon Town Centre and five miles to the A11

LOCATION

The property is situated on Wimbledon Avenue, one of the main estate roads serving the London Road Industrial Estate—Brandon's primary employment area. The property is located approximately 1 mile to the south west of Brandon Town centre and 6 miles north west of Thetford & the A11 trunk road. Other major occupiers in the area include Pecksniff, Arrowpak and Omar Homes.

DESCRIPTION

Units 16 & 17 Wimbledon Avenue comprise two adjacent interconnecting warehouse units. Each unit is constructed of concrete portal frame with brick and block elevations and set under a pitched roof with integrated roof lights. The internal eaves height is 3.57 metres.

Internally each unit provides clear span warehouse/workshop space accessed by a full height roller shutter door and WC facilities. The warehouse areas have painted concrete floors, painted blockwork walls and fluorescent strip lighting throughout.

Externally six car parking spaces are provided, three per unit.

ACCOMMODATION

The property provides the following approximate gross internal floor areas:

Unit 16	372.74 sq m	(4,012 sq ft)
Unit 17	372.74 sq m	(4,012 sq ft)
Total	745.48 sq m	(8,024 sq ft)

PLANNING

We understand the property currently has consent for uses falling with Classes B1 & B8. However, interested parties should satisfy themselves as to the current consent by making enquiries with Forest Heath District Council Planning Department on 01638 719000.

TERMS

The property is available on a new full repairing and insuring lease for a term to be agreed.

RENT

£30,000 per annum exclusive.

VAT

The landlord reserves the right to charge VAT in accordance with current legislation.

RATING

Each unit is listed in the 2017 Rating List and has a description of 'warehouse and premises' with the following Rateable Values:

Unit 16 – RV £16,250

Unit 17 – RV £16,250

ENERGY PERFORMANCE CERTIFICATE

A full copy of the EPC is available on request.

SERVICE CHARGE

The tenant will be responsible for paying a fair proportion of any costs incurred in maintaining and repairing common areas access roads.

LEGAL COSTS

A payment will be required for £350 (plus VAT) toward the Landlords legal cost incurred in producing a draft lease.

VIEWING & FURTHER INFORMATION

For viewings and further information please contact the sole letting agents Hazells Chartered Surveyors on 01284 702626. Or email the following:

Richard Pyatt MRICS

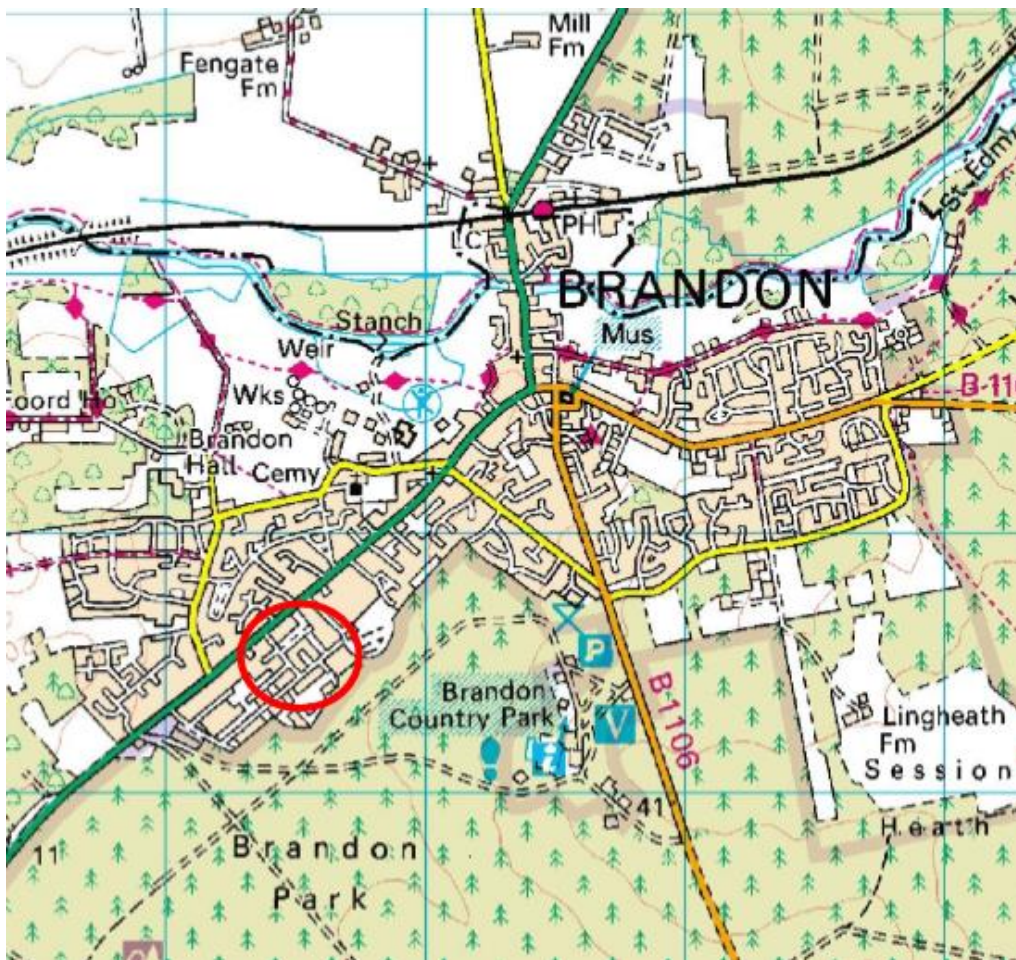
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Viewings strictly by appointment only with Hazells.



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