



Unit 15 Wimbledon Avenue

Brandon, IP27 0NZ

Industrial/Warehouse Unit

3,983 sq ft
(370.03 sq m)

- Established Industrial Estate Location
- Landlord Works to be Undertaken
- Available from March 2024
- Front Forecourt Parking
- Within a miles of Brandon Town Centre and 5 Miles From The A11

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Summary

Available Size	3,983 sq ft
Rent	£21,000.00 per annum
Rateable Value	£18,250 Based on 2023 valuation
Service Charge	N/A
VAT	To be confirmed
Estate Charge	£650 per annum
EPC Rating	D (94)

Description

The property comprises a mid-terrace light industrial unit of concrete portal frame and blockwork construction beneath a pitched corrugated sheet roof with translucent panel insert. There are UPVC windows and doors to the front and some timber windows to the back. The unit has painted blockwork walls throughout and an exposed concrete floor, with a partitioned office to the rear. There are kitchen and WC facilities within the building. There is a manual roller shutter door to the front of the building which is to be upgraded by the Landlord.

There is a height to the eaves of 3.180 m and a height to the underside of the apex of 4.562 m.

Externally there is no demised yard space but communal access, loading and parking.

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 5 miles north west of Thetford & the A11 trunk road. Other major occupiers in the area include Pecksniff, Arrowpak and Omar Homes

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	3,983	370.03	Available
Total	3,983	370.03	

Terms

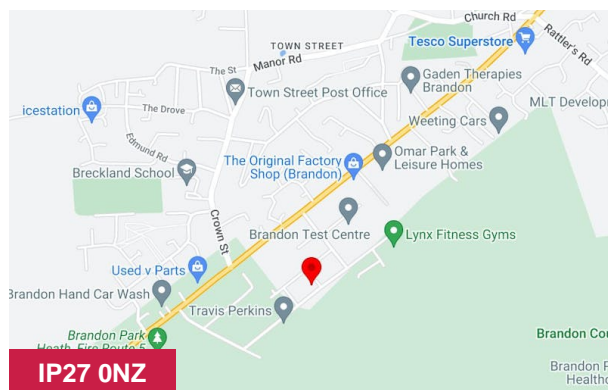
The property is available on a new full repairing and insuring lease for a term to be agreed.

Estates Charge

There is a minimum contribution of £650+VAT per annum to cover the cost of maintaining and repairing the common areas.

Legal Costs

The tenant will be required to provide a £350+VAT contribution towards the landlords costs of issuing a new lease.



Viewing & Further Information



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