

**INDUSTRIAL / WAREHOUSE WITH YARD**

## Unit 8A Wimbledon Avenue

Brandon, IP27 0NZ

### Light Industrial/Warehouse Unit with secure compound

**1,088 sq ft**  
(101.08 sq m)

- Providing a gross internal area of 1,088 sq ft
- Fenced and gated yard of approximately 1,135 sq ft
- Office/light production area, warehouse, kitchen & WC
- Office & storage container positioned in the yard area
- 100% small business rates relief (qualifications apply)
- Established Industrial Estate Location

# Unit 8A Wimbledon Avenue, Brandon, IP27 0NZ

## Summary

<b>Available Size</b>	1,088 sq ft
<b>Rent</b>	£12,000.00 per annum
<b>Rateable Value</b>	£4,300 Based on 2023 valuation
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs. The Tenant will be required to provide an undertaking for the Landlords abortive legal costs.
<b>EPC Rating</b>	E (111)

## Description

The property comprises a self contained, mid-terrace light industrial unit of brick construction beneath an insulated corrugated sheet roof with translucent panel insert. Internally the property is largely open plan workshop or warehouse space with a fitted office/production area to the side. The office/production area benefits from air conditioning and the unit also has a kitchen and disabled WC to the rear. There is an up and over roller shutter door and externally there is a fenced and secure yard area laid to concrete. There is a 40 ft storage container within the yard which provides a small office area and additional storage space.

Three car parking spaces are also provided in addition to the yard area.

## 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 and the A11 trunk road. 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	1,088	101.08	Available
<b>Total</b>	<b>1,088</b>	<b>101.08</b>	

## Terms

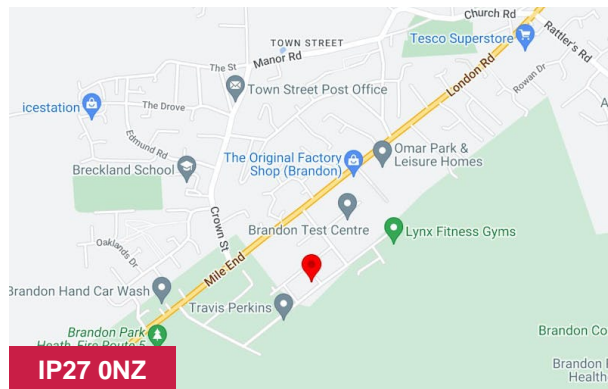
The property is available on a new lease on terms to be agreed.

## VAT

The property is not VAT elected.

## Yard Area

Please note the demised yard area extends to approximately 1,135 sq ft and comprises two thirds of the enclosed area. The area identified in blue is owned separately and does not form part of the lease.



## Viewing & Further Information



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