



Unit 24

Putney Close, Brandon, IP27 0PA

Light Industrial Unit To Let

3,915 sq ft
(363.72 sq m)

- Available Immediately
- Recently Refurbished To A Good Standard
- Established Industrial Estate Location
- Solar Power Generated Electricity
- Parking available

Unit 24, Putney Close, Brandon, IP27 0PA

Summary

Available Size	3,915 sq ft
Rent	£25,500.00 per annum
Rateable Value	£31,250 Based on 2023 Valuation of Unit 23-24. The property will require reassessment should it be let as individual units.
VAT	Applicable
EPC Rating	C (69)

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Unit 24	3,915	363.72	Available
Total	3,915	363.72	

Description

The property comprises a mid terrace light industrial unit of steel portal frame and blockwork construction which have recently undergone refurbishment to include a new roof, new electric roller shutter doors, new LED lighting, solar panels and redecoration throughout as well as providing Kitchenette and WC facilities.

The units have most recently been let together under one lease and there is an internal opening between Unit 23 and 24. The unit is capable of being enclosed to be let as Unit 23 or in addition to this unit it can be let with Unit 24 on terms to be agreed.

Location

The unit is situated on Putney Close, 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.

Terms

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

Rateable Value

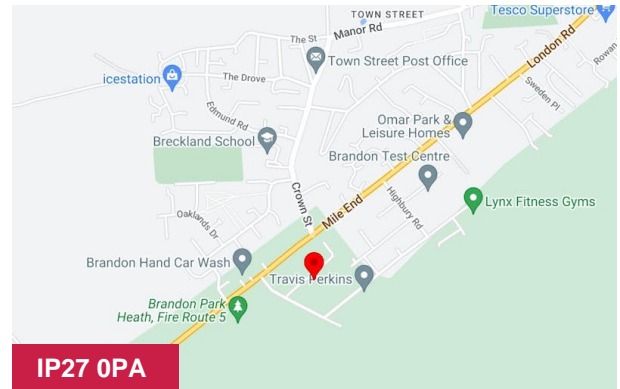
The properties are currently assessed as Units 23 and 24 with a rateable value of £31,250 in the 2023 ratings list. If the units are to be let separately, they will require reassessment.

Estates Charge

A minimum contribution of £750+VAT per annum per unit will be levied to cover the cost of maintaining the common areas.

Legal Costs

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



Viewing & Further Information



Richard Pyatt

01284 702626 | 07717758492

richard@hazells.co.uk



Francis Britton

01284 702626

francis@hazells.co.uk