



5a

# BUDBROOKE INDUSTRIAL ESTATE

UNIT 5A EAST TO LET  
AVAILABLE IMMEDIATELY

4,945 sq ft (459.40 sq m)



Mid terrace  
unit



Eaves Height  
5.75m



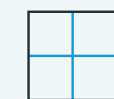
4.5m manual up and  
over loading door



Spacious yard with  
8 parking spaces



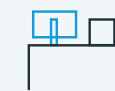
3 Phase Power



Double glazing



2 WCs



Office suite





Unit 5a East: Internal



Unit 5a East: Office space

## AVAILABLE JAN 2026

Unit 5a East will be available Jan 2026, perfectly suited to trade businesses looking for flexible, high-quality space, located on Budbrooke Industrial Estate an established trade / industrial location.

Unit 5a East	SQ FT	SQ M
Warehouse	4,667	433.58
Office & WCs	278	25.82
<b>Total</b>	<b>4,945</b>	<b>459.40</b>

Units 5a & 5b and can be combined

### Terms

Available by way of a new lease on terms to be agreed.

### Business Rates

Unit 5a East  
To be re-assessed.

### EPC

Unit 5a East: C (70).

### Service Charge

An estate service charge will be payable of £0.70 psf.

### VAT

Both rent and service charge will be subject to VAT.

### Rent

Quoting rent £75,175  
Per Annum excl.

### Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.

### Anti-Money Laundering

The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.



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Misrepresentation Act: Whilst all the information in these particulars is believed to be correct, neither the agent nor their clients guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. January 2026.

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