



2 BUDBROOKE INDUSTRIAL ESTATE

UNIT 2 WEST TO LET
AVAILABLE IMMEDIATELY

2,755 sq ft (255.94 sq m)



Mid terrace unit



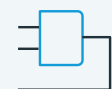
Eaves Height 5.75m



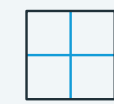
4.5m manual up and over loading door



Spacious yard with 10 parking spaces



3 Phase Power



Double glazing



2 WCs



Office suite



Unit 2 West: Internal



Unit 2 West: Office space

AVAILABLE NOW

Unit 2 West is currently available, perfectly suited to trade businesses looking for flexible, high-quality space, located on Budbrooke Industrial Estate an established trade / industrial location.

Unit 2 West	SQ FT	SQ M
Warehouse	2,448	227.42
Reception & WCs	142	13.19
Office	165	15.33
Total	2,755	255.94

Terms

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

Business Rates

Unit 2 West
Rateable value: £22,000.
Rates payable: £10,978 per annum

EPC

Unit 2 West: C 66.

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 £45,000
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. November 2025.

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