



RETAIL WAREHOUSE, LONDON ROAD



TO LET

**LONDON ROAD
BRANDON
IP27 ONE**

**Prominent retail warehouse unit with
excellent road frontage and dedicated
parking**

12,330 sq ft (1,145.48 sq m)



Summary



Available on a new lease terms to be agreed



Open plan retail warehouse providing **12,330 sq ft**



Rear loading and access via roller shutter door



On site parking for 28 cars



Well established employment estate location



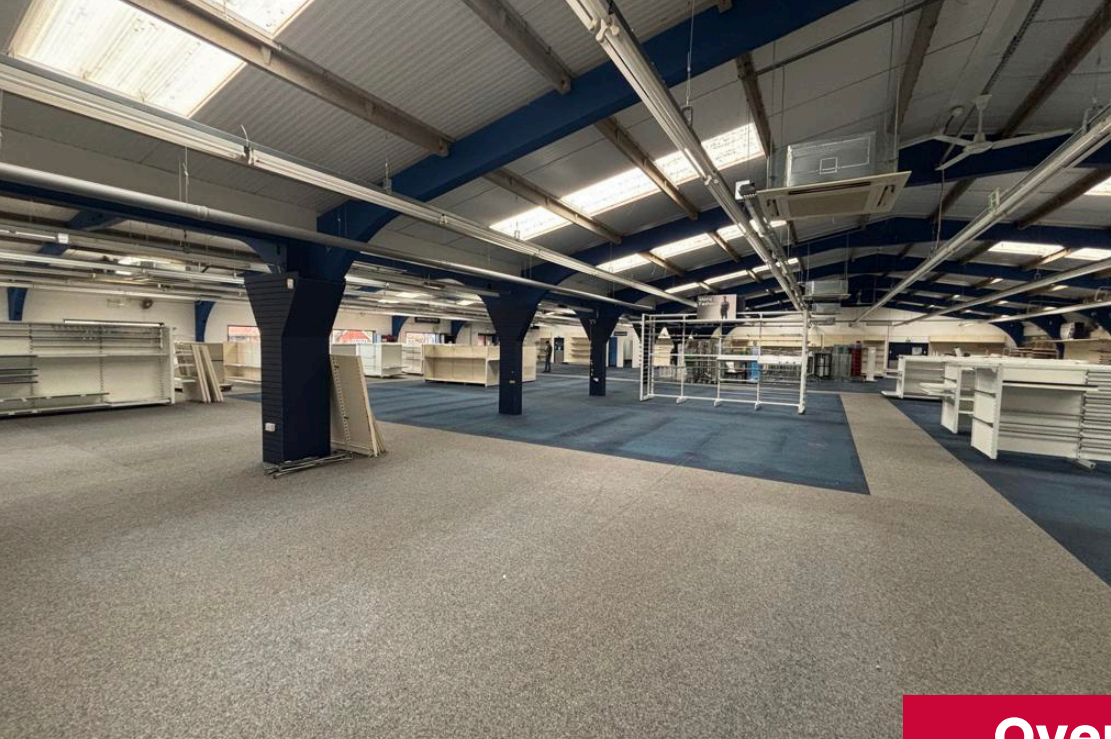
Strong roadside visibility



EPC - C 52



Comfort cooling/heating provided



Overview

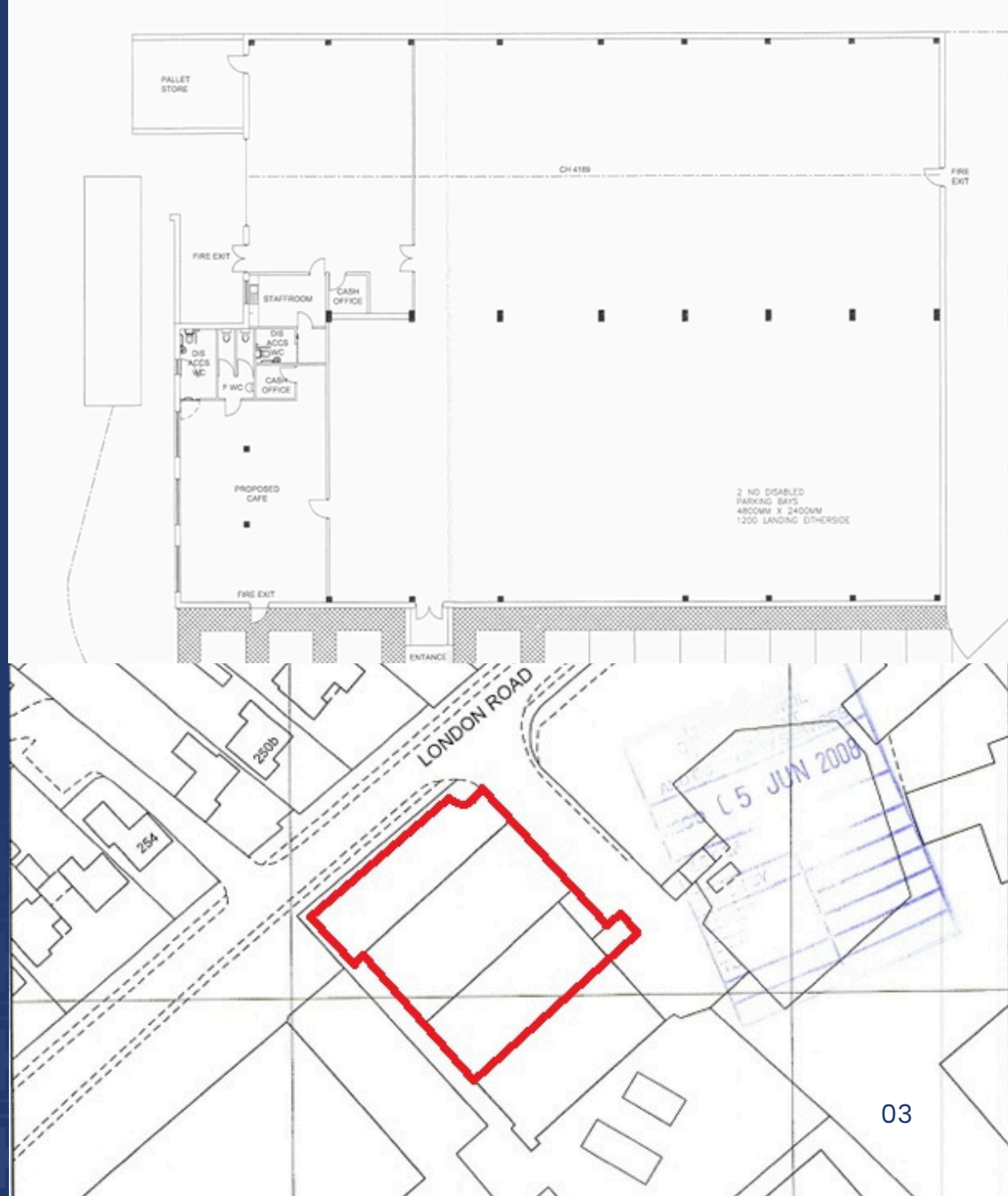




Location

The property occupies a highly prominent roadside position on London Road, one of the town's main arterial routes, providing strong visibility to passing traffic. The area is a well established commercial part of town with a mix of trade, industrial and roadside businesses nearby.

Brandon is situated approximately 26 miles north-east of Bury St Edmunds and 30 miles south of Norwich, with strong road links via the A11 corridor providing access to the wider regional network. Nearby occupiers include Pecksniff, Weeting Tyres and Omar Homes.



Description

The property comprises of a retail warehouse unit with excellent frontage onto London Road. The unit is of concrete portal frame construction with brick and block elevations beneath an insulated steel profile clad roof. Customer parking is to the front of the property providing space for approximately 28 cars including four disabled bays. A full height roller shutter door provides loading to the rear of the unit.

Internally the property is mainly open plan and has most recently been used as a retail warehouse. The accommodation benefits from carpeted floors, fluorescent strip lighting and comfort cooling/heating. Ancillary staff welfare facilities and a loading area are also provided.

Accommodation

Description	SQ FT	SQ M
Retail	10,260	953.17
Retal & Storage	1,247	115.85
Ancillary	643	59.74
Total	12,330	1145.48





Viewing & information

Contact the
sole agents Hazells
on **01284 702626**

Or our joint sole
agents Merrifields
01284 700700.



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Summary

Tenure & Terms

Leasehold on a new FR&I lease,
term to be agreed.

Rent

£85,000 per annum exclusive.

VAT

VAT is payable on the rent at the
prevailing rate

EPC

The EPC rating for the property is
C (52), valid until the 12th of
March 2034.

Planning

The most recent planning
applications show approval for
retail warehouse (A1) which is
now included under Class E.
Interested parties are required
to make their own planning
enquiries if necessary.

Business Rates

The Rateable Value of the
property is £65,000 as per the
2026 valuation.

Anti Money Laundering

The proposed tenant will be
required to provide proof of
identity and address to the
agents prior to instructing
solicitors. Proof of funding will
also be required.

Legal Costs

Each party to bear their own
costs however the tenant will be
required to make an
undertaking for abortive costs.

Disclaimer

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