

**INDUSTRIAL UNIT TO LET****14 Wimbledon Avenue**

Brandon, IP27 0NZ

Light Industrial/Workshop To Let

4,064 sq ft
(377.56 sq m)

- Gross Internal Area of 4064 Sq Ft
- 4.56m Apex height
- Available Immediately
- Open Plan Warehouse
- Office space with WC

14 Wimbledon Avenue, Brandon, IP27 0NZ

Summary

Available Size	4,064 sq ft
Rent	£21,000 per annum
Rates Payable	£7,859.25 per annum Based on 2023 Valuation
Rateable Value	£15,750
Service Charge	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£630 per annum
EPC Rating	E (113)

Description

The property comprises an end-terrace light industrial unit of concrete portal frame construction with blockwork elevations, set beneath a pitched corrugated sheet roof incorporating translucent roof panels for natural light.

The unit benefits from UPVC windows and doors to the front and timber windows to the rear. Internally, it offers painted blockwork walls, an exposed concrete floor, and a roller shutter loading door. The accommodation also includes a front office area and WC facilities.

Externally, the property provides a forecourt area suitable for loading and on-site parking.

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	4,064	377.56	Available
Total	4,064	377.56	

Viewings

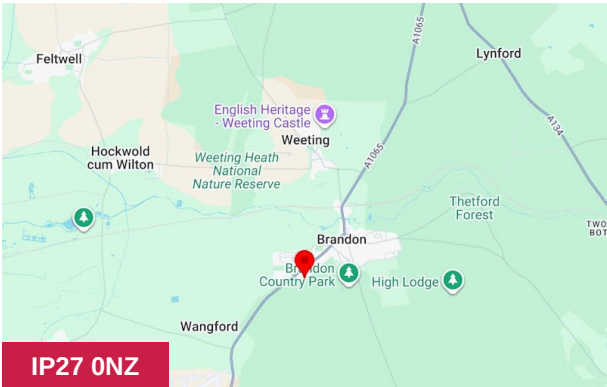
Strictly by appointment with the sole selling agents Hazells.

Legal Costs

The tenant will be required to make a £350 + VAT contribution towards the landlords cost of producing the lease.

VAT

The property is not currently elected for VAT.



Viewing & Further Information



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