



Unit 4

Highbury Road, Brandon, IP27 0ND

Light Industrial/trade Counter Unit To Let

2,906 sq ft
(269.98 sq m)

- Full height electric roller shutter door
- Redecorated and refurbished throughout including a new roof
- Approx 1876 sq ft of gated yard space
- Fitted kitchenette and DDA compliant WC included
- Established trading location

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Summary

Available Size	2,906 sq ft
Rent	£24,000 per annum
Rates Payable	£9,288 per annum Rateable value for both unit 4 & 5, to be reassessed.
Rateable Value	£21,500
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs. Ingoing tenant will be required to contribute £350 plus VAT towards the landlord cost of producing the lease.
Estate Charge	£720 per annum Minimum contribution of 3% of the annual rent plus VAT
EPC Rating	C (60)

Description

Unit 4 Highbury Road provides a refurbished and redecorated light industrial/trade counter unit. The unit comprises a steel portal frame with block and brick elevations beneath an A-framed, corrugated sheet roof with translucent panel inserts.

The front of the property provides an open plan office/reception area, benefitting from concrete flooring, suspended ceilings, LED lighting and electric heaters. Additionally two WCs are provided to the front along with a new kitchenette, all of which feature vinyl flooring

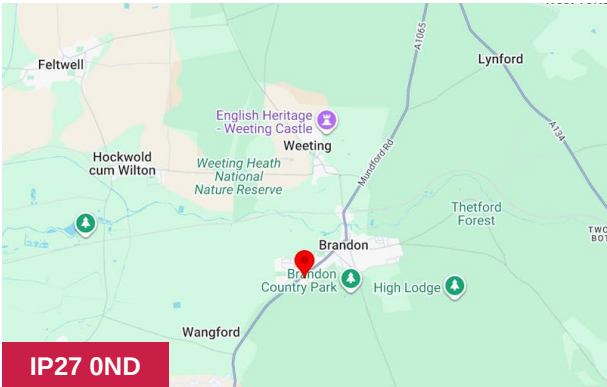
Location

The property occupies a prominent position Highbury Road within the London Road Industrial Estate, Brandon's primary employment area. 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. Occupiers in the area include Pecksniff, Weeting Tyres and Omar Homes.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Unit 4	2,906	269.98	Available
Total	2,906	269.98	



Viewing & Further Information

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