



Unit 5

Highbury Road, Brandon, IP27 0ND

Light Industrial/trade Counter Unit To Let

2,900 sq ft
(269.42 sq m)

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

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Summary

Available Size	2,900 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 5 Highbury Road is a recently refurbished light industrial/trade counter unit of steel portal frame construction, with block and brick elevations under an A-framed corrugated sheet roof with translucent panel inserts.

To the front, the unit offers an open plan reception/office space with concrete flooring, a suspended ceiling, LED lighting and electric heating. A newly fitted kitchenette and two WCs are also provided to the front of the unit, finished with vinyl flooring.

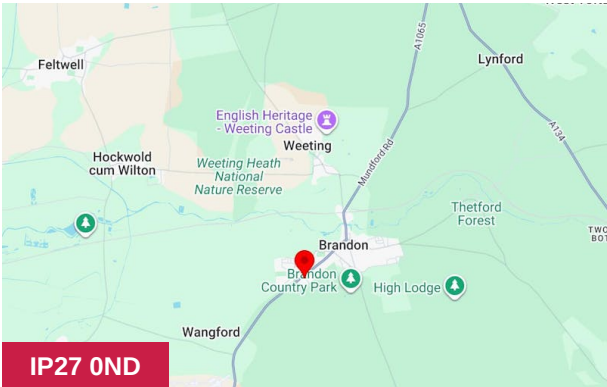
Location

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 5	2,900	269.42	Available
Total	2,900	269.42	



Viewing & Further Information

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