



## Unit 2 Beaumont Court

Twickenham Avenue, Brandon, IP27 0PD

### Light Industrial/Workshop Unit

**4,848 sq ft**  
(450.39 sq m)

- Providing a Gross Internal Area of 4,848 Sq Ft
- Available immediately
- On site car parking available
- Large Open Plan Warehouse Space with Office and WC
- Suspended ceiling to be repaired

# Unit 2 Beaumont Court, Twickenham Avenue, Brandon, IP27 0PD

## Summary

Available Size	4,848 sq ft
Rent	£15,000 per annum
Rateable Value	£19,750
VAT	Not applicable
EPC Rating	D (85)

## Description

The property comprises an end terrace industrial unit of brick and block walls under a pitched insulated roof with translucent panels insert and integral office and WC.

Internally, the property provides open plan storage/warehouse accommodation and benefits from a concrete floor, suspended grid tile ceiling with LED lighting, a roller shutter loading door, as well as an office and WC.

There is a separate personnel door and exit to the rear. To the front of the property there is a small concrete surfaced forecourt and communal parking areas.

The height to the eaves is 2.827 m and to the apex is 3.824m

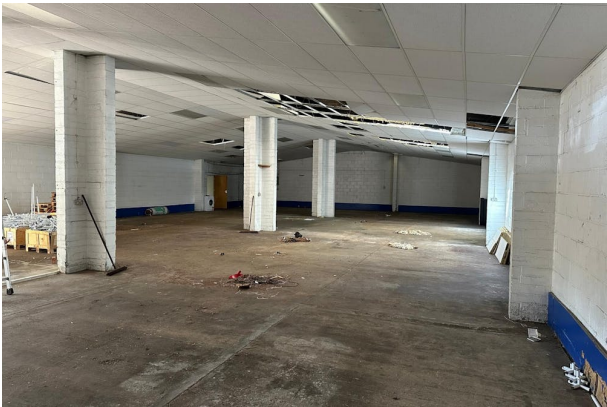
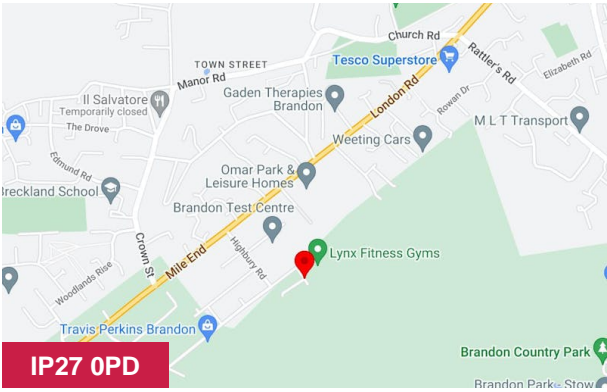
## Location

The unit is situated just off 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 & the A11 trunk road. Other major occupiers in the area include Pecksniff, Arrowpak and Omar Homes

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	4,848	450.39	Let
Total	4,848	450.39	



## Viewing & Further Information



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