Hazells

To Let



29 Putney Close

Brandon, IP27 0PA

Open plan light industrial/workshop unit to let

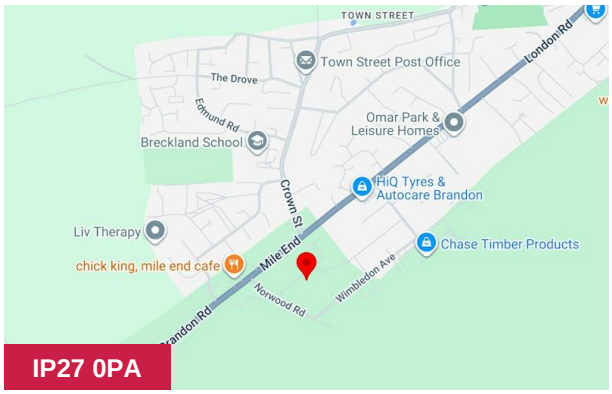
1,283 sq ft
(119.19 sq m)

- Established industrial location
- Full height electric roller shutter door
- Three phase power
- Gas heating unit provided
- Open plan workshop/light industrial space
- Suitable for a range of uses within Class E (stp)

29 Putney Close, Brandon, IP27 0PA

Summary

Available Size	1,283 sq ft
Rent	£13,500 per annum
Rates Payable	£4,428 per annum Business rates relief available to qualifying occupiers
Rateable Value	£10,250
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs. Ingoing tenant is to contribute £300 plus VAT towards the landlords cost of producing the lease.
Estate Charge	£405 per sq ft Minimum contribution of 3% of the annual rent plus VAT
EPC Rating	D (82)







Description

The property comprises an end-terrace light industrial unit of steel portal frame construction, with block and brick elevations beneath an insulated clad roof with translucent panels.

The unit provides open plan workshop accommodation and benefits from a full- height electric roller shutter door, three-phase power, LED lighting, a Reznor gas heater and two WCs. Three allocated parking spaces are provided, with loading and access via a shared forecourt.

The unit has a minimum eaves height of approximately 3.32m and maximum of 4.68m

Location

The property is situated on Putney Close within 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
Unit - Warehouse & ancillary	1,283	119.19	Available
Total	**1,283**	**119.19**	

Terms

Available on new lease terms to be agreed.

Viewing & Further Information



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