



## **Unit 35, Wimbledon Avenue, Brandon, Suffolk, IP27 0NZ**

### **DETACHED INDUSTRIAL / WAREHOUSE UNIT WITH EXCELLENT SECURE YARD**

- Gross internal area of 268.24 sq m (2,887 sq ft)
- Secure enclosed yard and total site area of circa 0.32 acres
- Ancillary office, kitchen and WC facilities
- Front and rear loading doors and side access to the yard area
- Well located on the London Road Industrial Estate within circa 5 miles of the A11

**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 & the A11 trunk road. Other major occupiers in the area include Pecksniff, Arrowpak and Omar Homes.

**DESCRIPTION**

Unit 35 Wimbledon Avenue is a detached warehouse or light industrial unit sited on a generous sized plot of circa 0.32 acres. The property is of steel portal framed construction with brick and block work elevations and some profile steel cladding. The unit has an internal eaves height of approximately 2.79 metres and benefits from front and rear loading doors.

Internally the property has an administration office, kitchen and WC. The warehouse has fluorescent strip lighting, gas blast heater (untested) and the property also benefits from an intruder alarm and CCTV system, which we are informed will be left by the Landlord.

Externally the property has parking for 4/5 cars to the front of the property. To the side and rear of the property is an excellent secure yard area extending to circa 7,000 sq ft. The yard is fenced and gated and is surfaced with hard-core aggregate.

**ACCOMMODATION**

The property has been measured in accordance with the RICS Code of Measuring Practice (7th Ed) and provides an approximate gross internal floor area of **268.24 sq m (2,887 sq ft)**.

**SERVICES**

Mains electricity, gas, water and sewerage are all connected.

**LEASE TERMS**

The property is available on a new full repairing and insuring lease for a term to be agreed.

**RENT**

£13,500 per annum.

**VAT**

We understand that VAT is not payable on the rent, but the landlord reserves the right to charge VAT at the prevailing rate.

**RATING**

The unit is listed in the 2010 Rating List under 'warehouse and premises' with a Rateable Value of £10,750.

**ENERGY PERFORMANCE CERTIFICATE**

A complete copy of the EPC is available from the marketing agents on request.

**LEGAL COSTS**

Both parties are to be responsible for their own costs on completion. The incoming tenant will be required to provide an undertaking to pay the landlord abortive legal costs should they withdraw from the sale once solicitors are instructed.

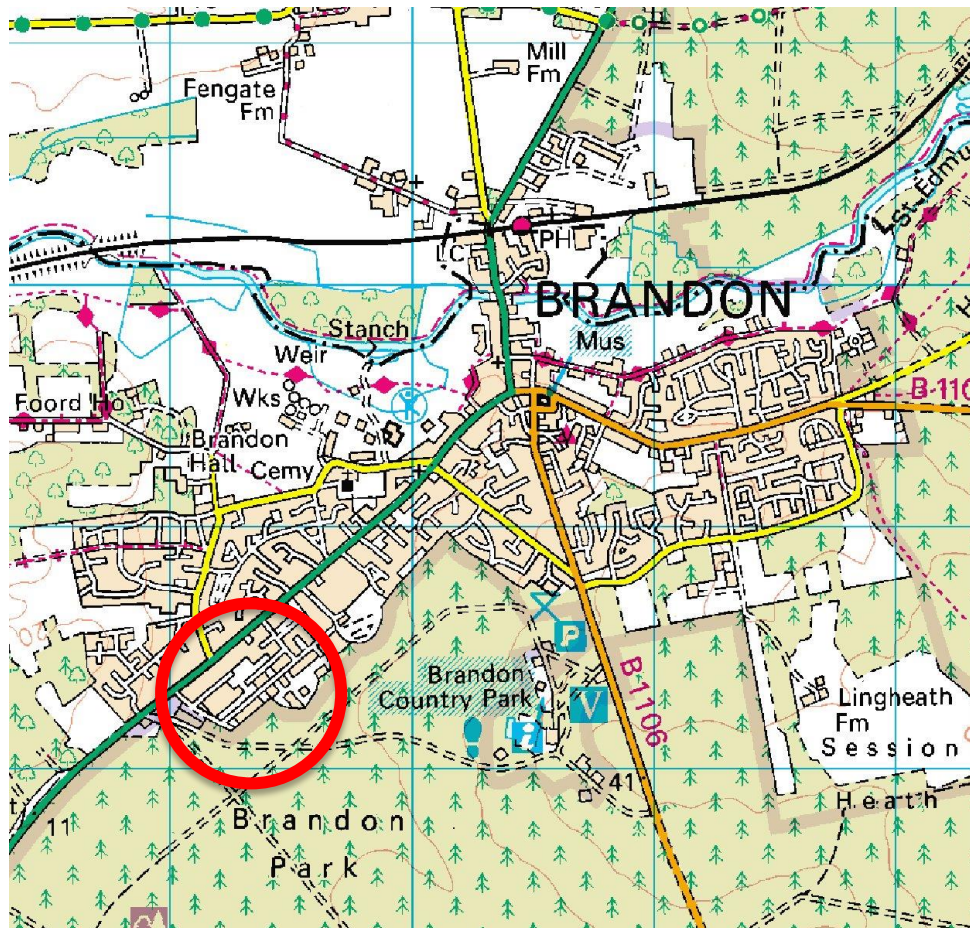
**VIEWING & FURTHER INFORMATION**

To arrange a viewing or to request further information please contact the sole lettings agents, Hazells Chartered Surveyors on 01284 702626. Or email:

**Richard Pyatt** MRICS -  
richard@hazellsonline.co.uk

**Jonathan Lloyd** MRICS -  
jonathan@hazellsonline.co.uk

Viewings strictly by appointment only with Hazells.



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