

# Industrial Warehouse Unit - For Sale

1-2 Station Way, Brandon, Suffolk, IP27 0BH

# Merrifields



Size: 10,430 Sq Ft

Located on Edge of Brandon Town Centre


Good road frontage and adjacent to Train Station


Open Plan Warehouse space with First Floor Mezzanine

Well specified amenity Block with Offices, Kitchen and WC's

Available For Sale freehold

 01284 700 700

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Merrifields Chartered Surveyors  
63 Churchgate Street  
Bury St Edmunds, IP33 1RH

## Description

Station Way is an industrial cul-de-sac adjacent to the high street and railway station on the edge of Brandon Town centre

The Warehouse is of steel frame construction with brick and profile steel elevations under a new insulated plasticised metal roof. It benefits from roadside frontage, inner block work walls, LED strip lighting and two large access doors.

There is a well equipped amenity block with offices, Kitchen / break-out room and male and female WC's. Externally there is a concrete yard and loading area.

## Accommodation

The property has been measured to produce the following approximate Gross Internal Areas:

Ground Floor Warehouse	864.16 Sq M	9,302 Sq Ft
Ground Floor Amenity Block	104.79 Sq M	1,128 Sq Ft
<b>Total</b>	<b>968.95 Sq M</b>	<b>10,430 Sq Ft</b>

There is also a First Floor Mezzanine Storage level of approximately 4,796 sq ft



## Availability

The property is available FOR SALE freehold immediately

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## Price

Guide Price of £675,000 exclusive.

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## VAT

The premises are opted for VAT.

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## Business Rates

The rateable value is £32,750 (2023).

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## Service Charge

The purchaser will be responsible for a fair and reasonable proportion of the service charge.

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## Costs

Each party will bear their own legal costs

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## Use & Planning

The premises have most recently been used for Storage and distribution within a B8 use. Interested parties should make their own enquiries to the local planning authority for their proposed use.

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## EPC

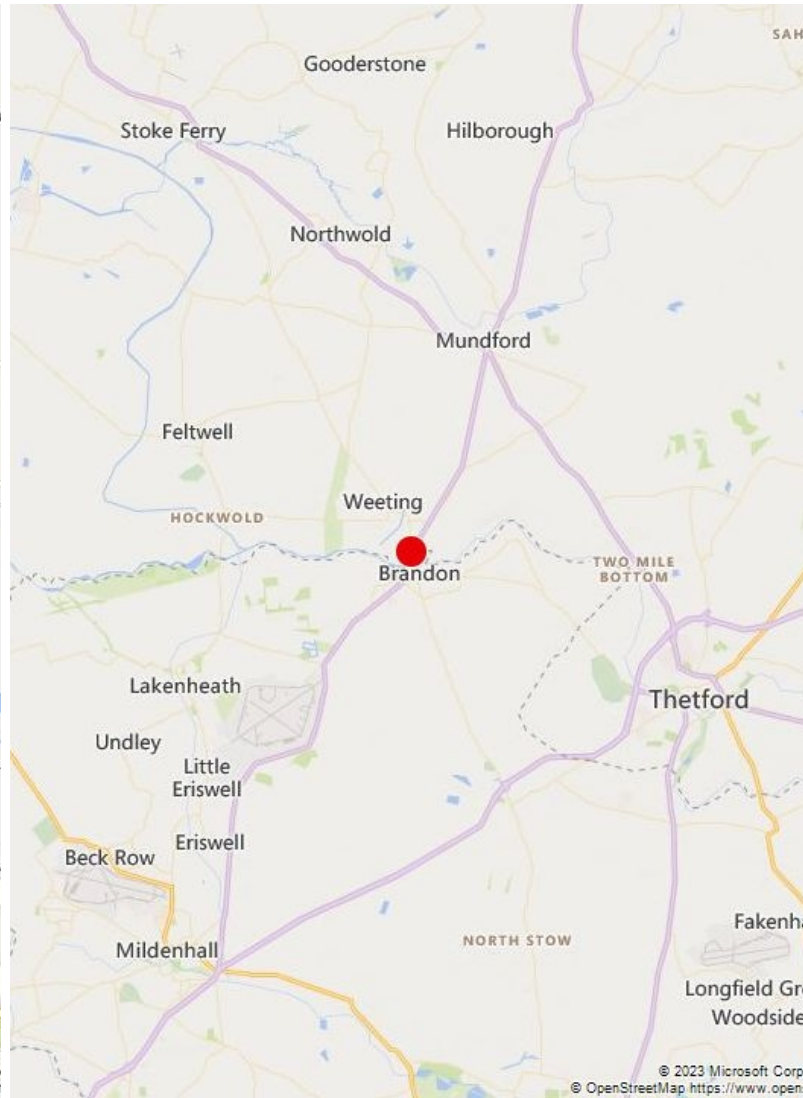
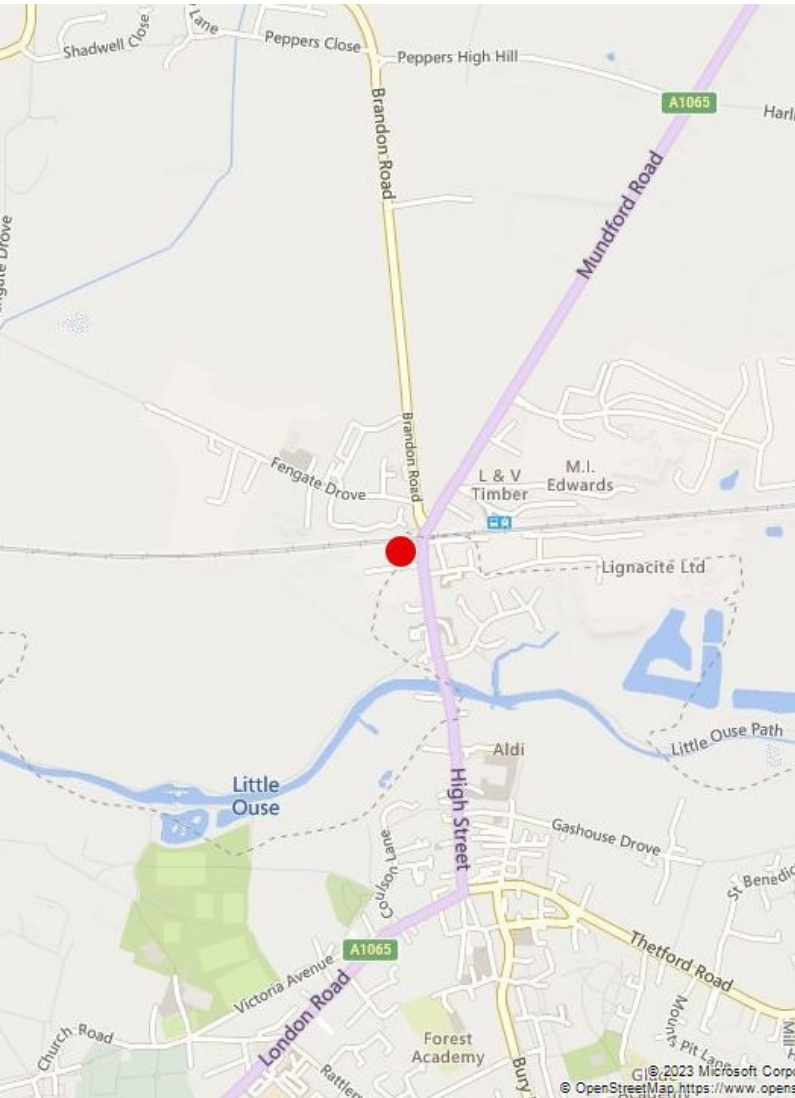
The EPC rating is C (55)

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### Viewing & Further Information

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REF: A0667 / 07.12.23

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