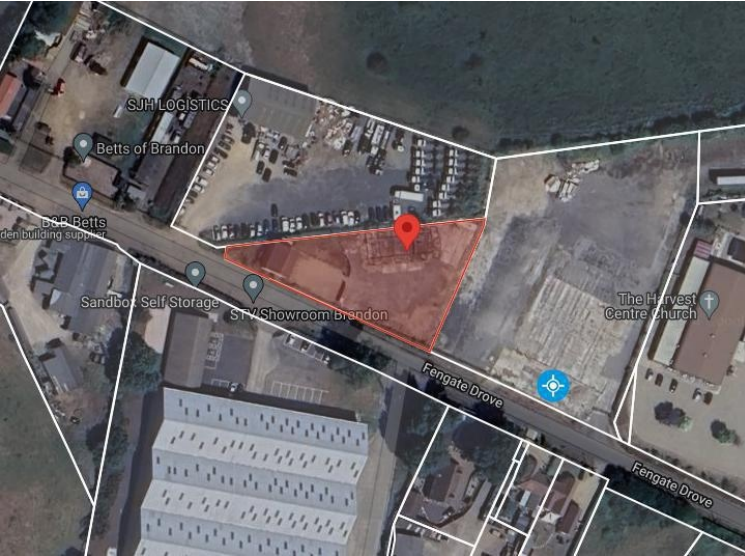


Rare Industrial / Commercial Site - For Sale

Fengate Drive, Weeting, Brandon, Norfolk, IP27 0PW

Merrifields



Size: 4,541 Sq Ft

Opportunity to acquire self-contained industrial plot of 0.53 acres


Opportunity to refurbish existing buildings of circa 4,541 sq ft


Further development potential and value add opportunities

Suitable for a variety of industrial uses STPP

Available For Sale immediately freehold

 01284 700 700

 info@merrifields.co.uk

 www.merrifields.co.uk

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

Description

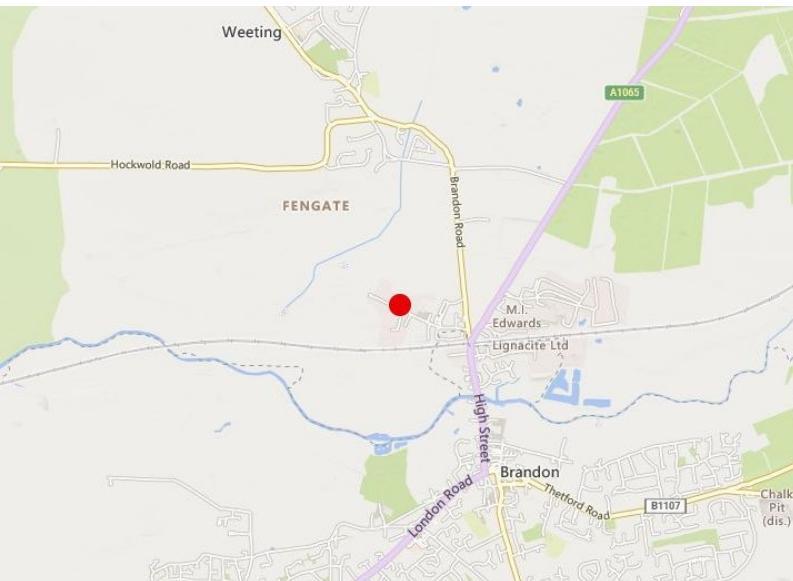
The site is located on Fengate Drive an established Industrial location in Brandon. The property comprises a self-contained site with a detached industrial unit which is stripped back to a steel frame following a recent fire. There is also a two story office block on the site in need of refurbishment and modernisation. The site could be suitable for a wide range of industrial and commercial uses subject to planning permission.

Accommodation

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

Industrial Unit (steel frame only)	2,850 Sq Ft	264.76 Sq M
Office Building	1,691 Sq Ft	157.09 Sq M
Total	4,541 Sq Ft	421.86 Sq M

The Site area is approximately 0.53 acres



Availability

The property is available FOR SALE freehold immediately

Price

Guide Price of £340,000 exclusive.

VAT

The premises are opted for VAT.

Business Rates

The premises have been de-rated. Please call the office for more information.

Costs

Each party will bear their own legal costs but the ingoing tenant will pay any abortive costs incurred by the landlord.

Use & Planning

The site has most recently been used as a vehicle Workshop with ancillary office within a B2 and E(g)i use class. The site could be suitable for a variety of industrial uses subject to planning permission.

EPC

EPC rating for office block is E (124).

Viewing & Further Information

Rowan Mason

01284 700700

rowan@merrifields.co.uk

Mark Kohler

01284 700700

mark@merrifields.co.uk

REF: A0699 / 01.05.24

Merrifields for themselves and for the Vendors or Lessors of the property whose agents they are give notice that: i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract; ii) All descriptions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) No person in the employment of Merrifields has any authority to make or give any representation or warranty whatsoever in relation to this property.