

# Industrial/Warehouse Unit - TO LET

Unit 4 Brandon Business Centre, Putney Close, Brandon, Suffolk, IP27 0PA

# Merrifields



Size: 2,952 Sq Ft

Located on an established Industrial Estate

Warehouse, Workshop and Office accommodation

Forecourt loading and 7 parking spaces

Suitable for Industrial uses (STPP)

Available TO LET on terms to be agreed

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

## Description

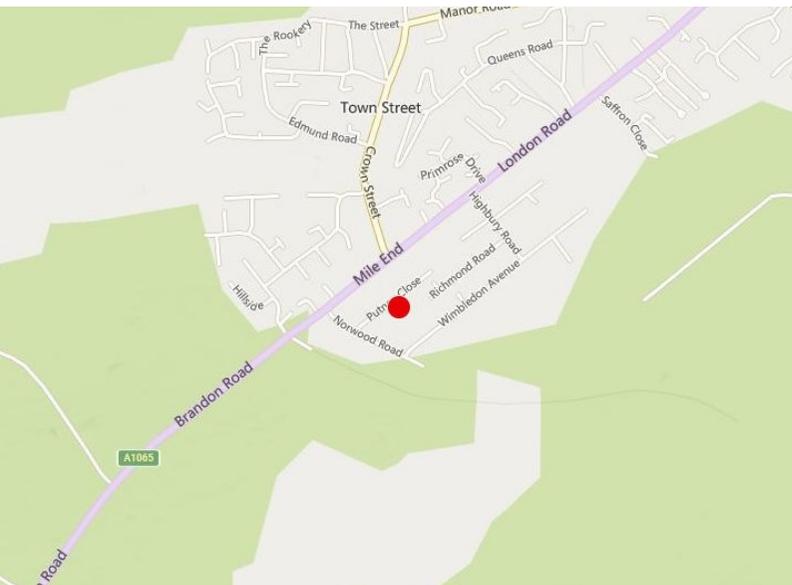
Unit 4 Brandon Business Centre is a terrace business unit located on a well maintained Business Park in Brandon, Suffolk suitable for light industrial, manufacturing or warehouse uses.

The unit benefits from a single 4x4m loading door, concrete floor, offices, cloakroom and kitchen, translucent roof light and high bay lighting. Externally the unit has a loading/unloading area immediately in front the access door and space for approximately 7 car parking spaces.

## Accommodation

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

Total	2,952 Sq Ft	274.24 Sq M
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## Availability

The property is available TO LET immediately on terms to be agreed.

## Rent

£15,500 per annum exclusive.

## VAT

The premises are opted for VAT.

## Business Rates

The rateable value is £14,500 (2023).  
Small business rates relief may be available.

## Service Charge

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

## 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 premises are suitable for a variety of industrial and business uses within class E (g), B2 and B8 of the use classes order. Please contact the office to discuss prospective uses for the premises.

## EPC

The EPC rating is E (104).

## Viewing & Further Information

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REF: A0607 / 21.02.24

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