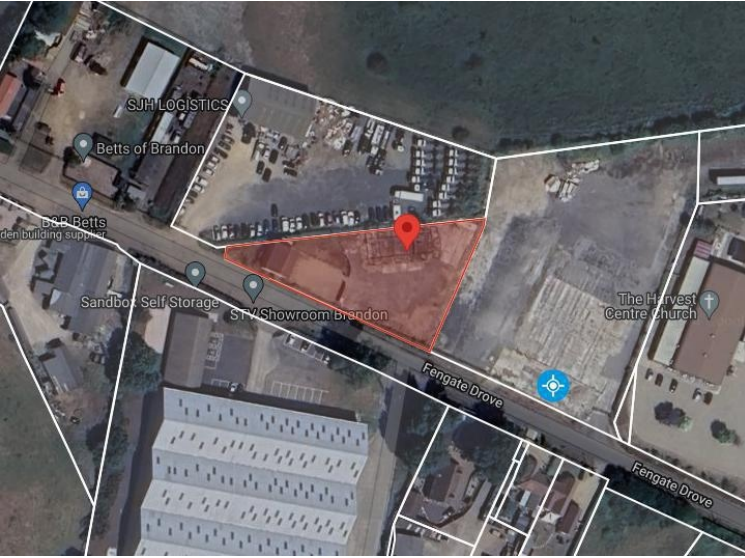


Rare Industrial / Commercial Site - For Sale

Fengate Drive, 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



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

Description

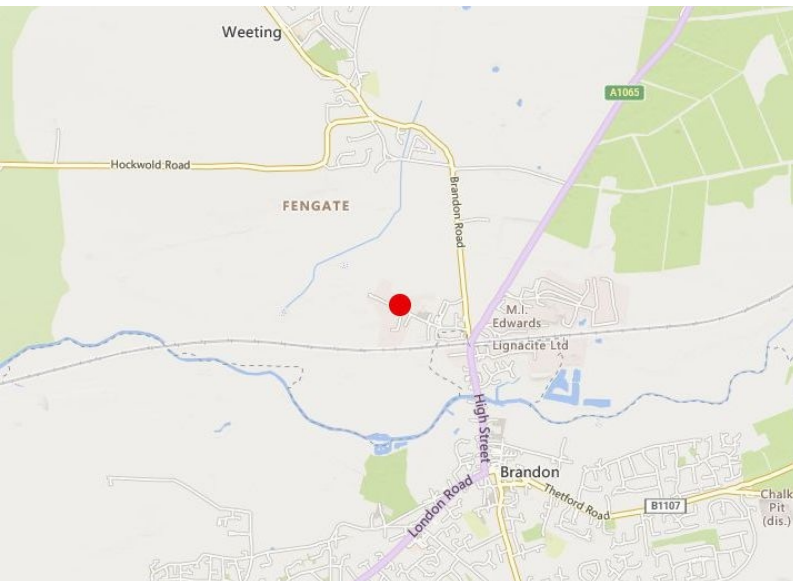
The site is located on Fengate Drive an established Industrial location in Brandon. The property comprises a self-contained site with a detached industrial unit which is stripped back to a steel frame following a recent fire. There is also a two story office block on the site in need of refurbishment 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 £295,000 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

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REF: A0699 / 06.03.25

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