

Industrial/Warehouse Unit With Yard - To Let

Units 8-10 Putney Close, Brandon, Suffolk, IP27 0PA

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Size: 9,263 Sq Ft

Located on an established Industrial Estate

Warehouse, Workshop and Office accommodation

Self contained yard, parking and loading areas

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 8-10 Brandon Business Centre is an end of 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 three 4x4m loading doors, concrete floor, offices to ground and first floors, cloakroom and kitchenette facilities, translucent roof light and high bay lighting.

Externally and the unit has an enclosed yard of approximately 3,800 sq ft, loading/unloading areas immediately in front the access doors and space for approximately 21 car parking spaces.

Accommodation

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

Total	860.53 Sq M	9,263 Sq Ft
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Availability

The property is available TO LET on terms to be agreed from December 2024.

Rent

£53,500 per annum exclusive.

VAT

The premises are opted for VAT.

Business Rates

The rateable value is £38,500 (2023).

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 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.

EPC

The EPC rating is D (91).



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Viewing & Further Information

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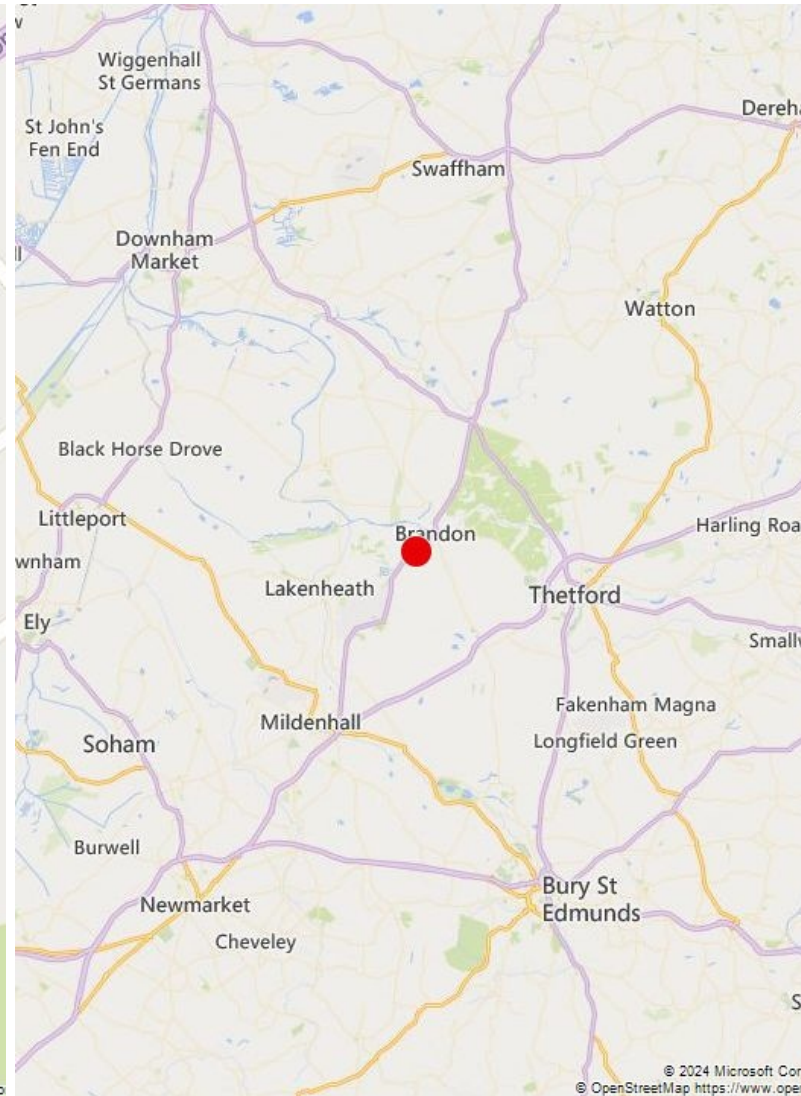
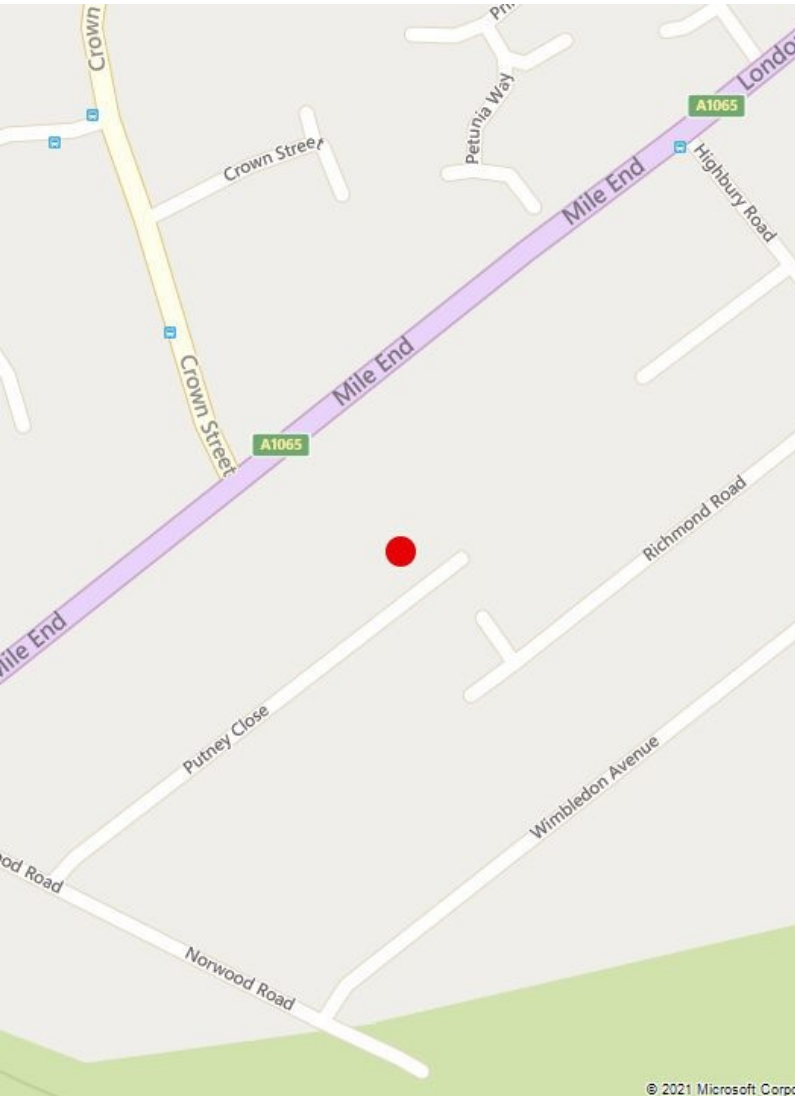
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REF: A0729 / 02.04.25

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