01284 702655
eddisons.com

Eddisons
Incorporating Barker Storey Matthews

INDUSTRIAL/TRADE COUNTER- TO LET

6-8 NEW COURT, WIMBLEDON AVENUE, BRANDON, IP27 0NZ

Rent: £32,750per annum exclusive

Size: 552.03 sqm (5,942 sqft) GIA

- Block of 3 combined units
- Ideal trade counter premises
- Busy industrial location
- 3 roller shutter doors

LOCATION

The property is located in the market town of Brandon situated on the Norfolk/Suffolk boarder and falls under the Forest Heath District. There is good access to the A11 which has seen significant improvements a few years ago improving the accessibility of Brandon particularly from the Elveden/Centre Parcs junction. There are long term plans to expand the town with several hundred new homes to the North and West of the main high street and train station. The property sits between Wimbledon Avenue and Richmond Road on the main industrial estate in the town.

DESCRIPTION

The property consists of 3 trade counter/warehouse units of steel portal frame construction under pitched roof. The units are presently combined into a single unit. One unit remains fitted out as a showroom/trade counter whilst the two remaining units are more clear span warehousing with some office content. There are 3 roller shutter doors (1 per unit). The specification includes: concrete floors, internal blockwork walls, 3-phase electrics, translucent roof lights, forecourt parking, fluorescent strip lighting and electric panel radiators. Kitchen and WCs are both present.

SERVICES

Mains electricity and water are believed to be available to the premises. Gas is available in the surrounding area but not believed to be connected to the property. Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

ACCOMMODATION

Unit 6	196.8sqm	(2,118sqft)
Unit 7	196.5sqm	(2,115sqft)
Unit 8	158.73sqm	(1,709sqft)
Total GIA	**552.03sqm**	**(5,942sqft)**

Areas measured are approximate.

BUSINESS RATES

We understand from internet enquiries made from the VOA website that the property has a current rateable value of £23,250. (2023 Assessment).

For the year commencing 1 April 2024, rates will normally be charged at 54.6p in the pound if the RV is £51,000 or more, and 49.9p if the RV is below £51,000.

RENT

The property is available as a whole at a rent of £32,750per annum exclusive. Rent on application for individual units. We understand VAT is payable in addition to the rent.

LEGAL COSTS

Each party to bear their own legal costs. The ingoing tenant is to provide an undertaking in respect of the landlord's abortive costs should they withdraw from negotiations once solicitors have been instructed.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the communal areas of the estate.

EPC

Unit 6 has an EPC of E (106) whilst 7 & 8 have a rating of C (69). A copy of the EPC is available on our website.

PLANNING

The property was previously used as a trade counter with associated warehousing and we expect similar uses under class E/B8 to be appropriate. Interested parties are however advised to make their own enquiries of West Suffolk Council as to the suitability of the current planning consent in relation to their proposed use.

LEASE TERMS

The property is available on a new lease for a term to be agreed.

ANTI-MONEY LAUNDERING

Please note, all prospective parties will need to be verified for anti-money laundering purposes prior to the deal being agreed.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons
Incorporating Barker Storey Matthews,
Unit 12 Forbes Business Centre, Kempson Way
Bury St Edmunds, IP32 7AR

Contact:
Steven Mudd **steven.mudd@eddisons.com**
Simon Burton **simon.burton@eddisons.com**
(01284) 702 655

Ref: 179692 240411

Important Information
Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

For more information, visit eddisons.com
T: 01284 702655

Eddisons
Incorporating Barker Storey Matthews

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.