

01284 702655

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STORAGE LAND- TO LET

Eddisons

Incorporating Barker Storey Matthews



**LAND AT WILLINGHAM GREEN ROAD, BRINKLEY,
NEWMARKET, CB8 0SW**

Rents from: £7,000per annum exclusive

- Fenced storage land
- Single container per plot available by negotiation
- First phase available within 4 weeks of terms being agreed
- Available as individual and multiple plots

**Sizes from: 222.97sq m
(2,400 sq ft) GEA**

LOCATION

The site is located along Willingham Green Road in the village of Brinkley. The village is located south of Newmarket and north of Haverhill. There is good access to the A11 at Six Mile Bottom.

DESCRIPTION

The available site comprises a former car breakers/salvage/recycling yard which has been cleared and levelled. The site is available as fenced plots of approximately 2,400sqft. Security fencing will be installed to each available plot and will be accessed via a 5m wide drive. Each plot can be available with a container. Electricity will be provided to individual plots. Water and WC facilities will be located to the front of the site for communal use. Up to 20 individual plots are expected to be available and can be taken individually or in combinations. The site may also be available as a whole subject to terms.

SERVICES

No services are currently connected to the individual plots but electricity is expected to be provided (subject to terms agreed). Connection of services would be by negotiation and subject to any necessary consents.

ACCOMMODATION

Plots from:	222.97sqm	(2,400sqft)
Total site area-	1.24acres	(0.5ha)

BUSINESS RATES

The property is currently assessed as a whole and will need to be re-assessed.

RENT

Individual plots are available at an asking rent of £7,000per annum exclusive without a container or £7,900per annum exclusive with a container. Rent on application for multiple plots or the whole site.

VAT

We understand VAT is not charged on the rent.

LEGAL COSTS

Each party to be responsible for their own legal fees.

SERVICE CHARGE

A service charge will be levied towards maintenance and upkeep of the communal areas of the site.

EPC

The are no buildings present on the available plots therefore an EPC is not believed to be required.

PLANNING

The premises were previously used for storage, industrial and recycling uses and it is believed should be suitable for uses falling within B2 or B8 under the use classes order 2020. Interested parties are however advised to satisfy themselves as to the suitability of the current planning consents as to their proposed use.

TIMING

The plots are expected to be available within 4 weeks of terms being agreed.

LEASE TERMS

Plots will be available on a standard template lease for a minimum term of 12 months.

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
(01284) 702655

Ref: 181562 240418

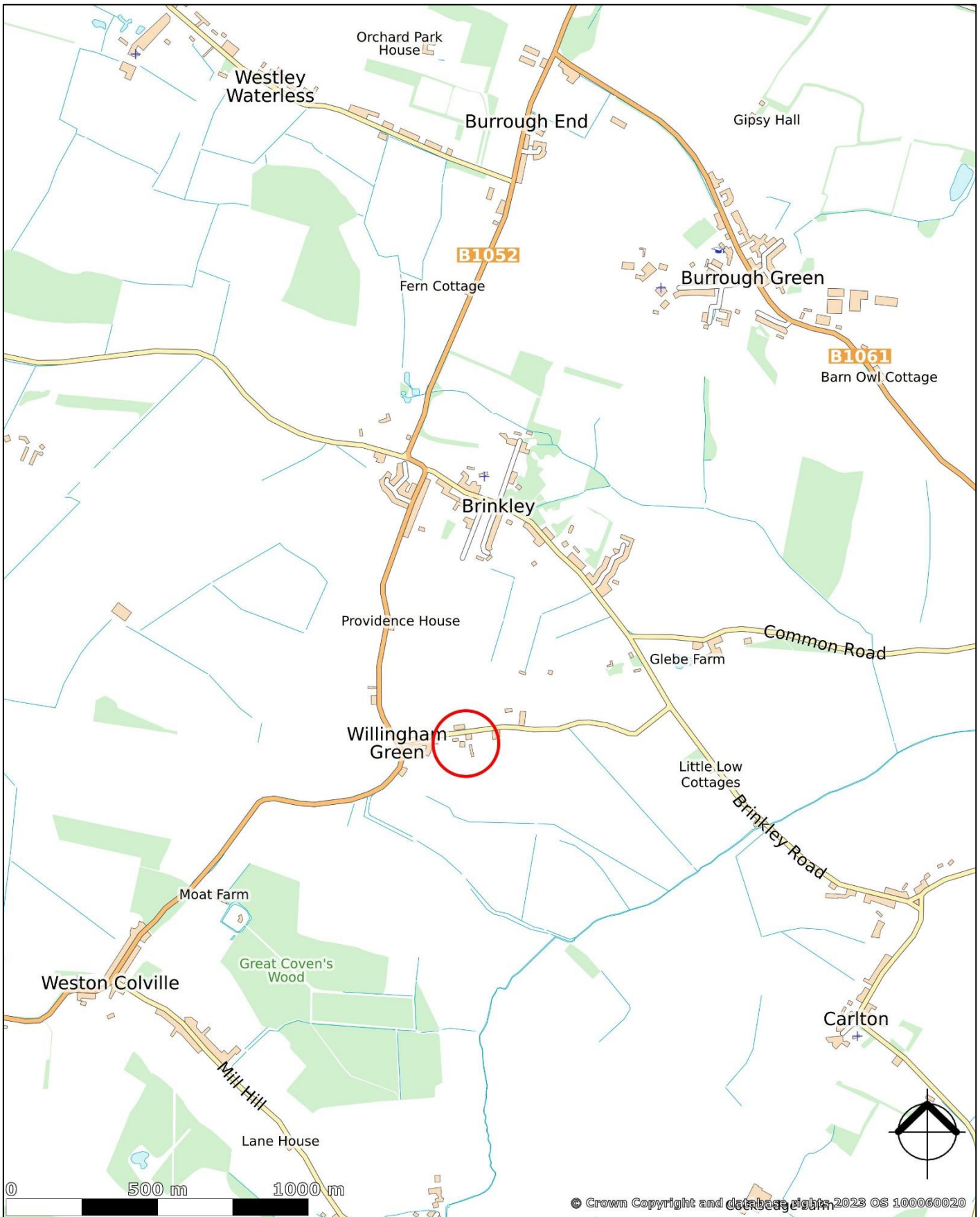
For more information, visit eddisons.com
T: 01284 702655

Important Information

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