

INDUSTRIAL

TO LET



Unit 1, Wimbledon Avenue
IP27 0NZ
1242457



UNIT 1, WIMBLEDON AVENUE

BRANDON, IP27 ONZ



Agreement

To Let



Detail

Industrial



Rent/Price

£26,500 pax



Size

314 sq m (3,380 sq ft)



Location

Brandon, IP27 ONZ



Property ID

1242457

For Viewing & All Other Enquiries Please Contact:



Simon Burton

BSc (Hons)

Director

T: 01284 715005

M: 07971 090654

E: simon.burton@eddisons.com

Property

The property is a refurbished warehouse of concrete portal frame construction with part cladding, part brick/block walls under a pitched roof with secure yard. The internal provides clear span warehouse/industrial space with ground floor offices, reception, and kitchen/WC facilities. The unit benefits from some LED lighting, translucent roof lights, concrete floors, 3 adjacent roller shutters, 3 phase electrics and UPVC windows. The Unit benefits from a secure yard as shown on the attached plan.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Total GIA	314	3,380

Energy Performance Certificate

Rating: C (68).

Tenure

The property is available **To Let** on a new lease on new terms by negotiation, subject to surrender of the existing lease.

Services

Mains electricity and water are believed to be available to the premises. 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.

Town & Country Planning

Interested parties should satisfy themselves as to the suitability of the current planning consent and should contact the planning authority as to their proposed use.

Rates

Charging Authority: West Suffolk Council
Description: Workshop and Premises
Rateable value: £26,500 (2026 Assessment)

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates – GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Rent

£26,500 per annum exclusive of VAT and all other outgoings.

VAT

VAT will be charged in addition to the rent at the prevailing rate.

Service Charge

A service charge is not currently levied for the upkeep and maintenance of the communal areas i.e. the shared loading area to the front however the landlord reserves the right to implement a service charge in the event the communal areas are not maintained.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the Agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The property is located in the West Suffolk market town of Brandon situated on the Norfolk/Suffolk border approximately 5 miles from Thetford, 9.5 miles from Mildenhall and 15 miles from Bury St Edmunds. Brandon has a mix of industries serving the local population and wider hinterland with RAF Lakenheath, Center Parcs Elveden Forest and High Lodge Thetford Forest all within the nearby area. Wimbledon Avenue is situated in the town's principle industrial area off London Road. There is access to the A11 via the B1106 at Elveden and B1107 at Thetford allowing access to Norwich, Cambridge and the wider national motorway network. The property itself is located on the corner of Wimbledon Avenue.





