

RARE FREEHOLD OPPORTUNITY

Unit 11 & 11a

Wimbledon Avenue, Brandon, IP27 0NZ

**Freehold unit providing
office/showroom or trade
counter space with rear
workshop and secure rear
yard**

2,951 sq ft
(274.16 sq m)

- Arranged as two self contained units
- Secure rear yard area of approx. 1,934 sq ft (179.7 sq m)
- Rear car parking for five cars
- Low rateable value of £12,000 (100% rates relief for qualifying occupiers)
- Of interest to owner occupiers or investors

Unit 11 & 11a, Wimbledon Avenue, Brandon, IP27 0NZ

Summary

Available Size	2,951 sq ft
Price	Offers in excess of £250,000
Rates Payable	£0.02 per sq ft The Rateable Value from April 2026 will be £12,000. 100% small rates relief available for qualifying occupiers.
Rateable Value	£12,000
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs. The purchaser will be required to provide an undertaking for the Sellers abortive legal costs.
Estate Charge	Details on application.
EPC Rating	Upon enquiry

Description

The property comprises a self contained, mid-terrace light industrial unit of brick construction beneath a corrugated sheet roof with translucent panel insert. The property is sub-divided to provide a self-contained front office, showroom or trade counter area with WCs and kitchenette. The rear workshop/warehouse is self contained with WC and kitchenette. A secure rear yard of approximately 1,934 sq ft is provided together with five car parking spaces.

Location

The property is situated on Wimbledon Avenue, one of the main estate roads serving the London Road Industrial Estate - Brandon's primary employment area. The property is located approximately 1 mile to the south west of Brandon Town Centre and 6 miles north west of Thetford and the A11 trunk road. Major occupiers in the area include Pecksniff, Arrowpak and Omar Homes.

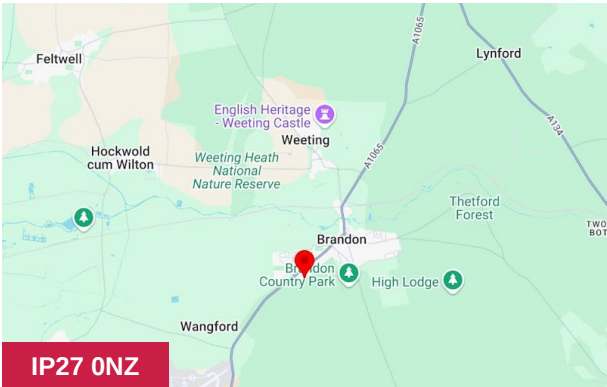
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Unit 11	1,252	116.31	Available
Unit - Unit 11a	1,699	157.84	Available
Total	2,951	274.15	

Viewings

Strictly by appointment with the sole selling agents Hazells.



Viewing & Further Information



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