



For Sale

ON BEHALF OF
M B Callaghan, I D Green and Z Hussain
Joint Administrators of
Palmer & Harvey McLane Limited

Former
P&H Distribution Facility
Wimbledon Avenue
Brandon
Suffolk, IP27 0PG

Freehold
**self-contained storage/
distribution warehouses**

08449 02 03 04
gva.co.uk/13835



Highlights

- Substantial site on established Suffolk Industrial Estate
- Three self-contained units
- Extensive service yard
- Freehold
- Offers in excess of £2,000,000 are invited

Further information available
at gva.co.uk/13835

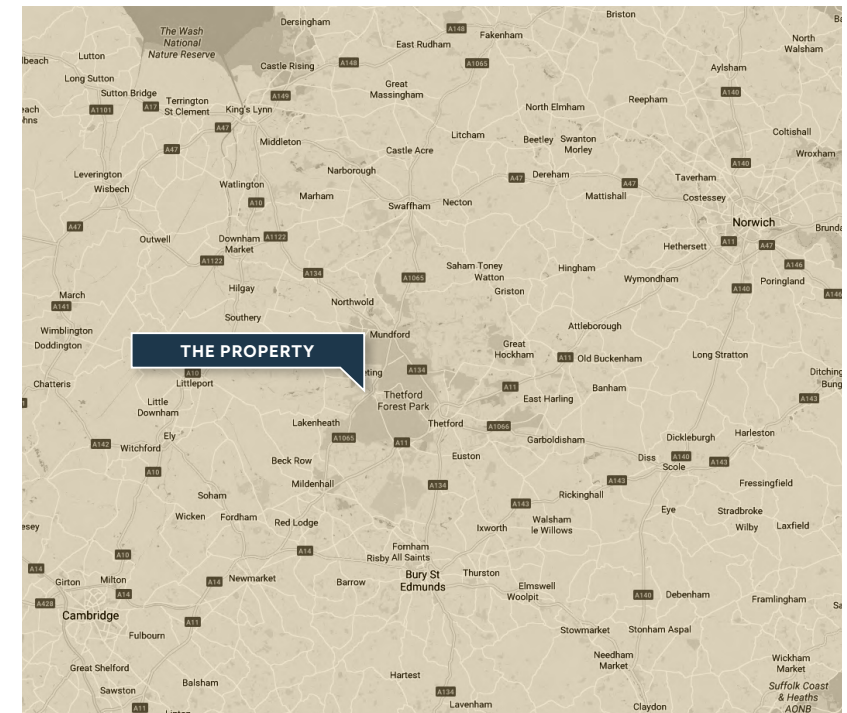


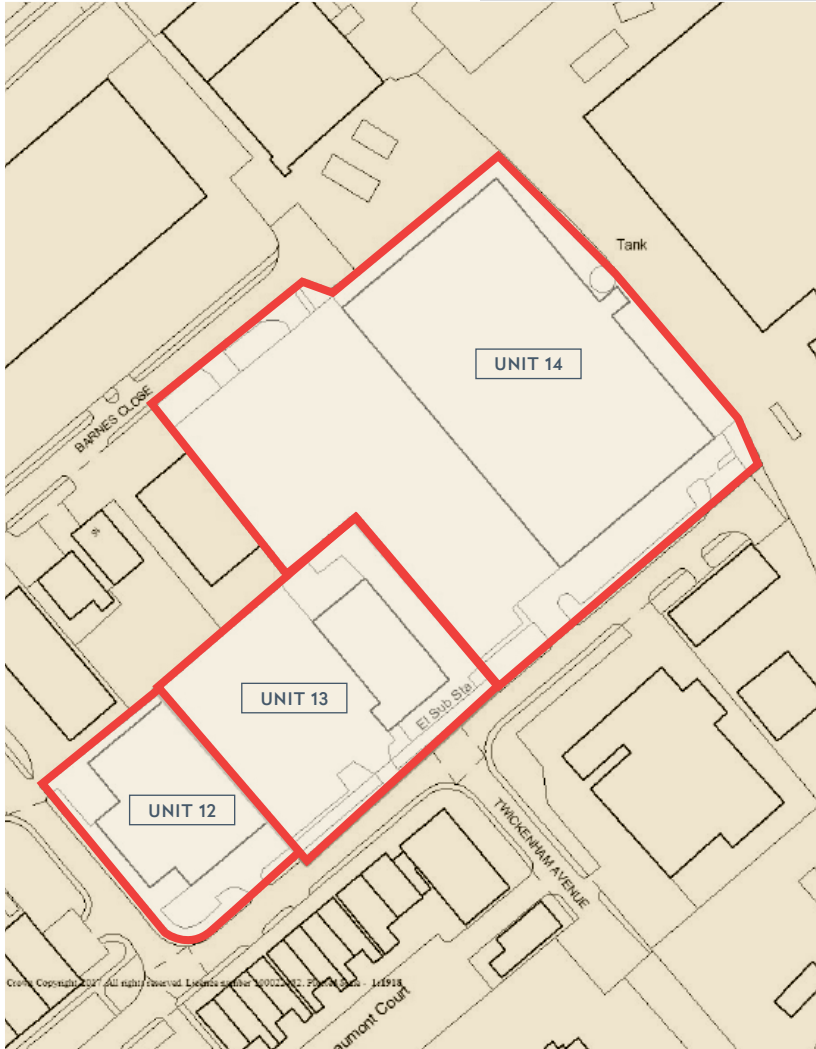
Location

Brandon is located within the County of Suffolk, approximately 85 miles north east of London on the A1065 and approximately 8 miles from the A11 to the east and south.

The town is virtually equidistant between Cambridge and Norwich with fast rail links to both cities.

The property is located between Wimbledon Avenue and Barnes Close, within this established industrial estate location towards the south-western border of Brandon Town Centre.





Description

- The site comprises three self-contained industrial/warehouse units.
- The main warehouse (Unit 14) is arranged under a multi-pitched roof, benefits from 8 roller shutter doors and two storey office accommodation to the front elevation.
- Unit 13 is of similar construction and period to Unit 14 but benefits from an additional extension which houses a cold storage facility.
- Unit 12 comprises a more modern self contained unit with metal sheet clad elevations and a single electric roller shutter door.
- There is substantial yard space around all units.

Floor Area (GIA)

BUILDING	SQ M	SQ FT
UNIT 14		
Warehouse and Offices	5,496	59,158
UNIT 13		
Warehouse including Ancillary/Office	684	7,362
UNIT 12		
Warehouse including Ancillary/Office	1,327	14,283
Grand total	7,507	80,803

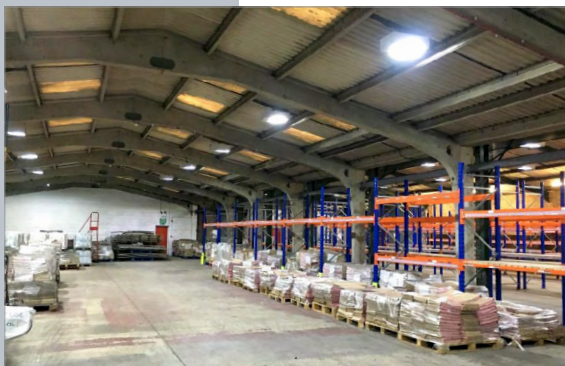
UNIT 14

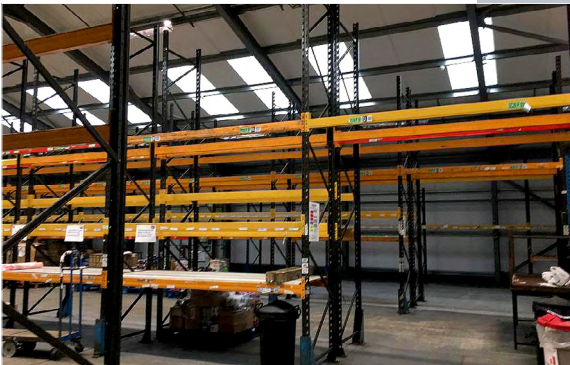


UNIT 13



UNIT 12





Tenure

The property is held freehold under the following Title Numbers:

- SK107565
- SK187403
- SK203514

Planning

The Rateable Value of the property is £150,000.

Energy Performance Certificate

To be confirmed.

VAT

VAT status to be confirmed.

Asking Price

- Offers in excess of £2,000,000 are invited for the freehold.
- We understand that the property is/is not elected for VAT.
- Further information available on our dataroom at:
www.gva.co.uk/13835

For further information, please contact:

Jamie Lamond

020 7911 2123

jamie.lamond@gva.co.uk

Tom Boxall

020 7911 2638

thomas.boxall@gva.co.uk

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GVA

65 Gresham Street, London, EC2V 7NQ

020 7491 2188

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