

West Suffolk Property Services

West Suffolk House, Western Way, Bury St Edmunds, Suffolk, IP33 3YU

Tel: 01284 757372

Email: property.services@westsuffolk.gov.uk

Forest Heath & St Edmundsbury councils

West Suffolk
working together

BRANDON

HARVEY ADAM ENTERPRISE CENTRE

19 WIMBLEDON AVENUE



INDIVIDUAL BUSINESS UNITS
SIZES FROM 11 - 88 sq m / 119 - 943 sq ft
SUBJECT TO AVAILABILITY

TO LET

West Suffolk Property Services for themselves and for the Borough Council of St Edmundsbury and for the District Council of Forest Heath being Vendor or Lessor of this property, whose agents they are, give notice that:

- i The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract;
- ii All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- iii No person in the employment of the Borough Council of St Edmundsbury or the District Council of Forest Heath, together known as West Suffolk Property Services, has any authority to make or give any representation or warranty whatsoever in relation to this property
- iv Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax.

ADDRESS: Harvey Adam Enterprise Centre, 19 Wimbledon Avenue, Brandon, Suffolk IP27 0NZ

USE/DESCRIPTION: B1 Business Units, suitable for offices and storage. Access via shared entrance.

ACCOMMODATION:

Unit	Size	Rent per year plus VAT	Rent per month plus VAT
1	17m ² / 180 sq ft	LET	LET
2	15m ² /165 sq ft	LET	LET
3	13.7m²/ 147 sq ft	£1,560	£130
4	25m ² / 273 sq ft	LET	LET
5	45m²/ 488 sq ft	Under Offer	Under Offer
6	45.5m ² / 490 sq ft	LET	LET
7	45.5m ² / 490 sq ft	LET	LET
8	15.5m ² / 168 sq ft	LET	LET
9	11m²/ 119 sq ft	£1,320	£110
10	11m ² / 119 sq ft	LET	LET
11	87.5m ² / 943 sq ft	LET	LET
12	87.5m²/ 943 sq ft	£6,600	£550

CAR PARKING: Tenants have rights to use a shared parking area.

LEASE TERMS: Each unit is available to let on a new internal repairing licence.

RENT: Rent is payable on a monthly basis by direct debit. VAT is charged on the rent.

DEPOSIT: A 3 month rent deposit will be required.

SERVICES: Each unit has a separate electricity supply. Communal tea making area and toilet facilities are provided within the Harvey Adam Centre.

BUSINESS RATES: Enquiries should be made direct to the Anglia Revenues Partnership www.angliarevenues.gov.uk. Applicants may be able to apply for small business rate relief.

SERVICE CHARGE: A proportion of costs associated with repairs and maintenance to communal areas and the car parking is charged and this is included in the rent.

INSURANCE: A proportion of the buildings insurance premium is payable and this is included in the rent. Tenants will be responsible for arranging contents insurance.

PLANNING: Interested parties should satisfy themselves as to the suitability of the current planning consent for their proposed use. Contact Forest Heath District Council's Planning Department on (01638) 719000.

LEGAL COSTS: A payment of £150 (plus VAT) will be required to cover Legal fees to arrange a Tenancy agreement.

VIEWING: Strictly by appointment only.

CONTACT: Charlotte Squirrell Tel: 01284 757361 / charlotte.squirrell@westsuffolk.gov.uk

Tina Ogunremi Tel: 01284 757348 / tina.ogunremi@westsuffolk.gov.uk

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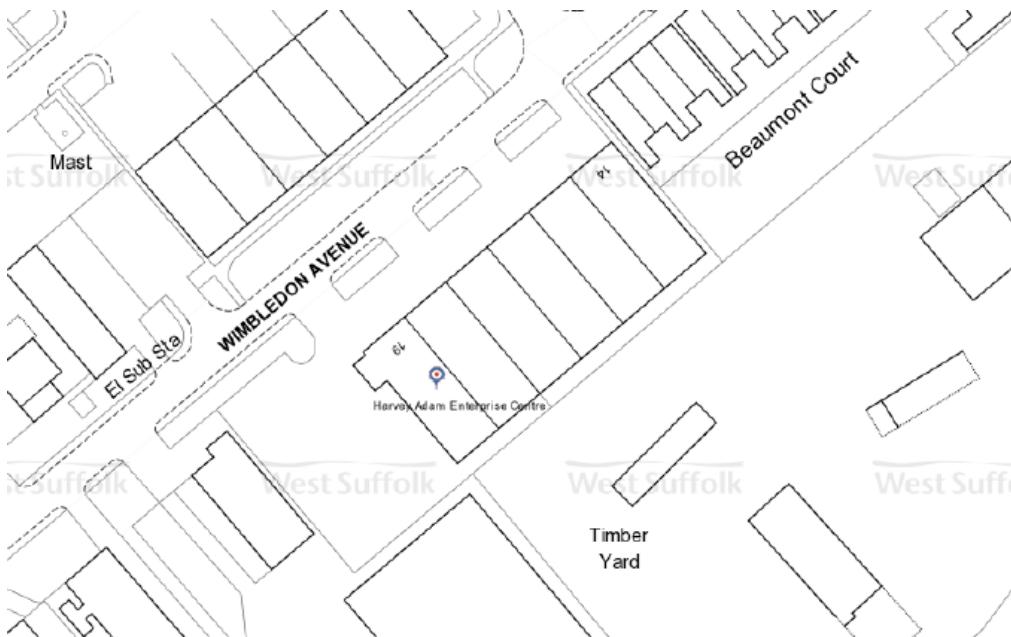
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Location plan:



Example unit, internal view:



Shared parking area:



Communal area:



Shared entrance:



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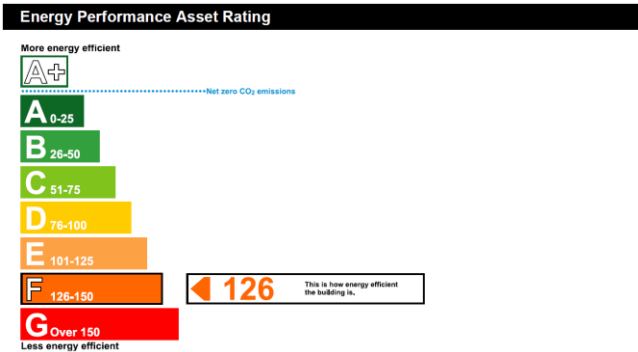
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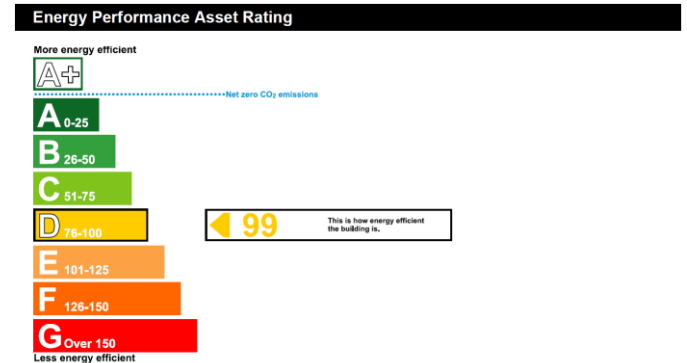
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EPC: See below. Further details available on request.

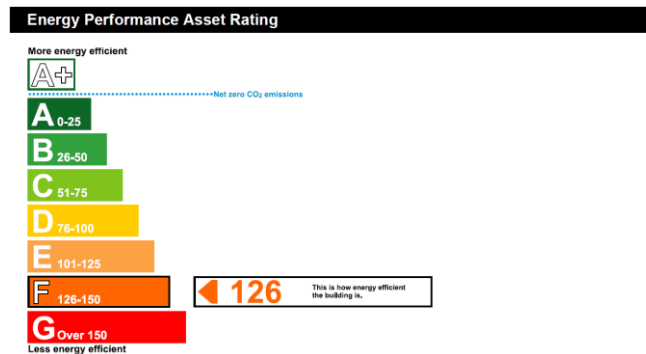
Unit 3



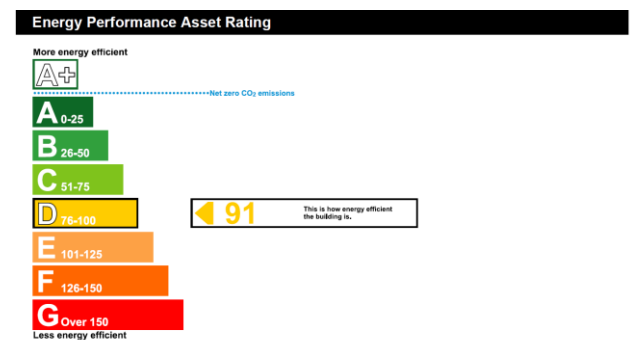
Unit 5



Unit 9



Unit 12



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