

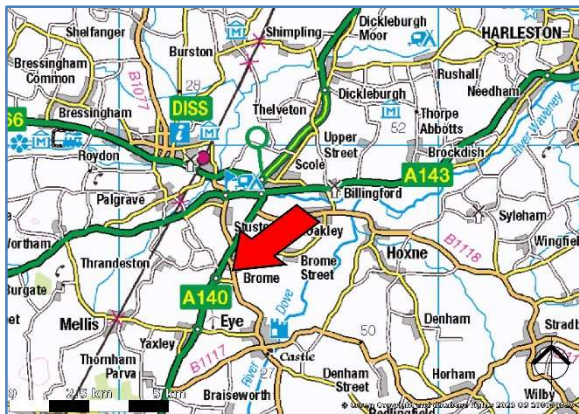
## TO LET: Storage/Industrial Unit in Semi-Rural Location with 8 Car Parking Spaces



**Unit 17 Fortress Close, Brome Industrial Estate, Eye, IP23 7HN**

**Approx. 245.94 sq m (2,647 sq ft)**

- **Semi-rural, accessible and quiet location on a prominent North Suffolk industrial estate a few seconds from the A140**
- **Would suit various trades including car repairs/mechanical uses**
- **Modern steel-clad mid-terraced industrial unit with roller shutter door**
- **Reception area, kitchenette, WC, and large open plan warehouse**
- **Parking area to the front of the building and the perimeter of the site**
- **Available immediately on new, flexible lease terms**
- **Rent of £13,000 per annum exclusive plus VAT**



## Location

Brome Industrial Estate is a business park located in Brome, a village in the district of Mid Suffolk in Suffolk. The industrial estate is situated in a rural area, surrounded by fields and farmland, and is about 3 miles northwest of the town of Eye.

The nearest towns to the industrial estate are Norwich, which is about 23 miles to the north, and Diss, which is about 8 miles to the north. Bury St Edmunds and Harleston are each an approx. 20-30 minutes drive time to the site.

## Situation

The estate is conveniently located near several major roads, making it easily accessible by road transport. The A140, a major road running from Norwich to Ipswich, passes just to the west of the estate, with the nearest junction (B1077) located a number of metres away. The A14, a major east-west road connecting the Midlands with the East Coast ports of Felixstowe and Lowestoft, is about 10 miles to the south.

The estate is accessed by a private road and consists of numerous small industrial units adjacent to the wider estate.

## Description

The unit is of steel portal frame with metal cladding attached to the outside of the steel frame to provide weather protection and structural support. The unit benefits from numerous rooflights, a manual roller shutter door, three-phase electricity, and 8 car parking spaces to the front of the property. The premises would be suitable for a variety of trades to include car repairs/mechanical uses.

## Planning

We believe the property benefits from Class B2/B8 uses. All interested parties should contact Mid Suffolk District Council, on 0300 123 4000. Alternatively, please email [planning@babberghmidsuffolk.gov.uk](mailto:planning@babberghmidsuffolk.gov.uk)

## Business Rates

We understand the rateable value to be: £11,500. To reach the business rates department, please call 0300 123 4000. Alternatively, please email [nndr@babberghmidsuffolk.gov.uk](mailto:nndr@babberghmidsuffolk.gov.uk).

## VAT

We understand that the property is elected for VAT, therefore any rents, service charge, and costs/fees will attract VAT at the prevailing rate.

## Services & Utilities

We understand that mains electricity and water are connected to the property. None of the services have been tested and it is the responsibility of the interested party to satisfy themselves as to their operation / condition, including IT infrastructure. The Tenant is responsible for all utilities.

## Terms & Tenure

The premises are available to let on new FRI lease terms, for a term of years to be agreed, at a rental of £13,000 per annum exclusive.

There will be a Service Charge to contribute towards the maintenance of the site, road access, and privately managed services. Buildings insurance will be recharged separately.

Further details available upon request.

## Accommodation (all areas are approximate)

Total	245.94 sq m	2,647 sq ft
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## Legal Costs

Each party to be responsible for their own legal costs.

## EPC

This property's energy rating is 59 C valid until 9<sup>th</sup> September 2033. Certificate Number: 2834-1386-3175-0203-2620.

## Viewing

Strictly by prior appointment, please contact us on:

[paul@penncommercial.co.uk](mailto:paul@penncommercial.co.uk)

**01473 211933**



Suite C, Orwell House, The Strand,  
Wherstead, Ipswich, IP2 8NJ

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