



3 BUDBROOKE INDUSTRIAL ESTATE

UNIT 3 EAST TO LET
UNDER REFURBISHMENT

3,939 sq ft (365.94 sq m)



Mid terrace
unit



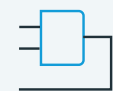
Eaves Height
5.75m



4.5m manual up and
over loading door



Spacious yard with
9 parking spaces



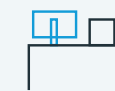
3 Phase Power



Double glazing



2 WCs



Office suite



BUDDBROOKE INDUSTRIAL ESTATE

CV34 5XH
motor.paused.seat



Typical Internal - For indicative purposes only



Typical Office - For indicative purposes only

AVAILABLE JAN 2026

Unit 3 East will be available Jan 2026, perfectly suited to trade businesses looking for flexible, high-quality space, located on Buddbrooke Industrial Estate an established trade / industrial location.

Unit 3 East	SQ FT	SQ M
Warehouse	3,649	339.0
Office & WCs	290	26.94
Total	3,939	365.94

Terms

Available by way of a new lease on terms to be agreed.

Business Rates

Unit 3 East
To be re-assessed.

EPC

Unit 3 East: C (64).

Service Charge

An estate service charge will be payable of £0.70 psf.

VAT

Both rent and service charge will be subject to VAT.

Rent

Quoting rent £59,085
Per Annum excl.

Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.

Anti-Money Laundering

The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.



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Misrepresentation Act: Whilst all the information in these particulars is believed to be correct, neither the agent nor their clients guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. February 2026.

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