



Unit 1A Gregory Road, Mildenhall, Suffolk, IP28 7DF

WELL PRESENTED BUSINESS UNIT SUITABLE FOR OFFICE OR OTHER COMMERCIAL USES

- Providing gross internal area of 1,088 sq ft (101 sq m)
- Suitable for office uses, clean production or other uses under Class E (s.t.p)
- 100% small business rates relief available (dependent on occupiers)
- Established business location approximately one mile north of Mildenhall
- Excellent on-site car parking is available.

LOCATION

The property is situated just off James Carter Road which forms part of the Mildenhall Industrial Estate, approximately 1 mile north of the town centre. Mildenhall is situated adjacent to the A11, which provides excellent access between Norwich and the A14/M11 linking the eastern coastal ports to the West Midlands. The military bases of RAF Mildenhall & RAF Lakenheath are both within close proximity to the premises.

Mildenhall is approximately 42 miles from Norwich, 25 miles from Cambridge and 12 miles from Bury St Edmunds.

DESCRIPTION

The unit is one of several terraced light industrial business units surrounding a central courtyard. It has been refurbished internally to provide office accommodation with a main open plan area and four further offices/meeting rooms. The accommodation is carpeted throughout, suspended ceilings with recessed lighting and gas fired central heating. The property also has an entrance lobby/reception, kitchenette and WC.

Externally, the communal concrete service yard area provides access to the units for deliveries and collections, there is also shingled communal parking available to the front of the complex for customers and staff.

ACCOMMODATION

The following gross internal floor areas are provided:

Unit 1A – 1,088 sq ft (101 sq m)

LEASE

The property is available on a new FR&I lease for a term to be agreed.

RENT

£12,000 per annum exclusive of VAT.

RATING

The property is listed in the 2017 Rating List and described as 'warehouse and premises' with a rateable value of £4,300.

100% small business rates relief may be available for qualifying businesses. For information of the rates

payable please contact Anglia Revenue Partnerships on 01842 756513.

ESTATES MAINTENANCE CHARGE

A minimum service charge of £360 per annum will be charged to cover the cost of maintaining the communal areas.

**ENERGY PERFORMANCE CERTIFICATE
D-81.**

Contact the agents for a full copy of the report.

LEGAL COSTS

A payment will be required for £350 (plus VAT) toward the Landlords legal cost incurred in producing a draft lease.

VIEWING & FURTHER INFORMATION

To arrange a viewing or to request further information please contact the sole lettings agents, Hazells Chartered Surveyors on 01284 702626. Or email:

Richard Pyatt MRICS

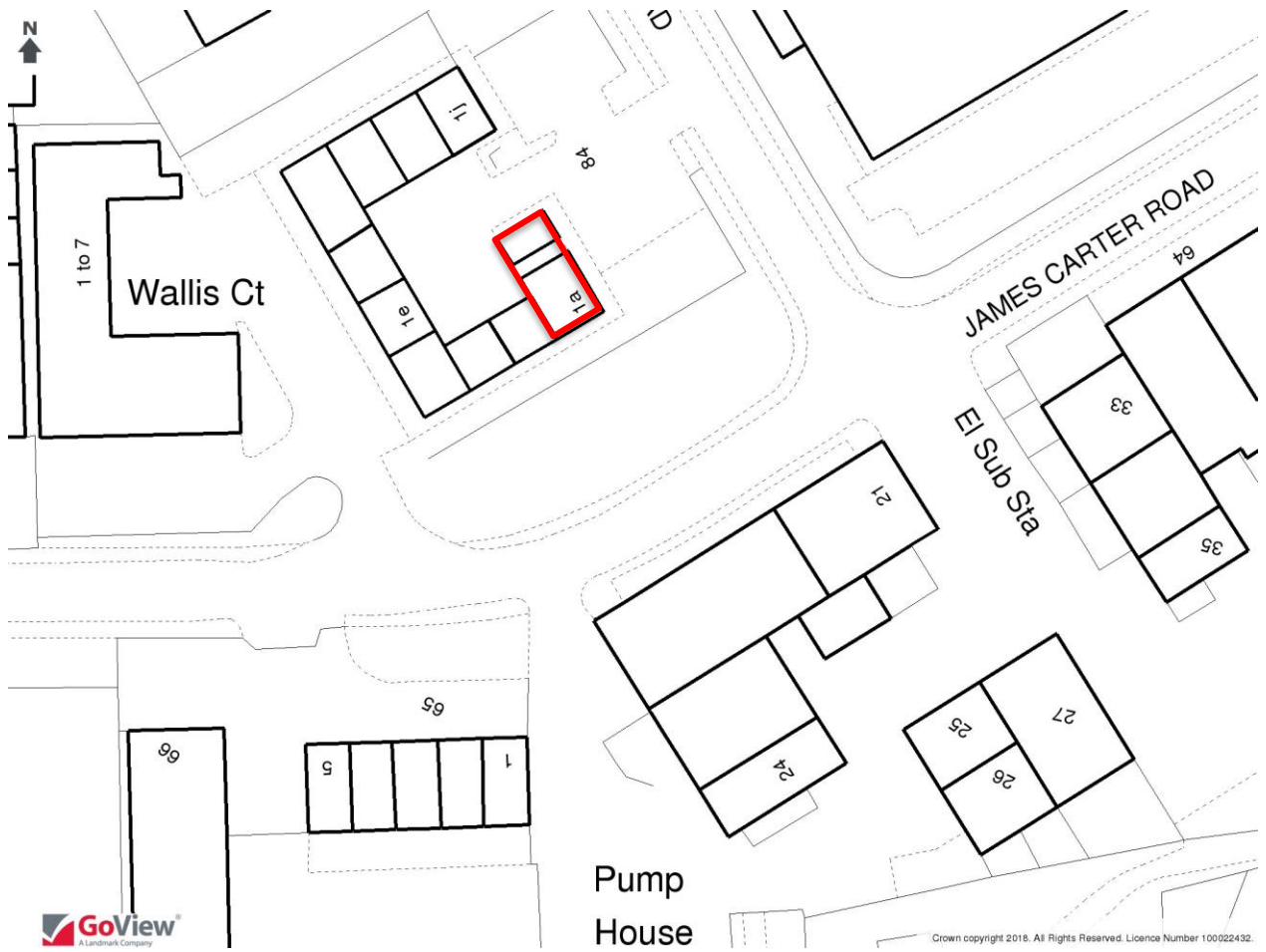
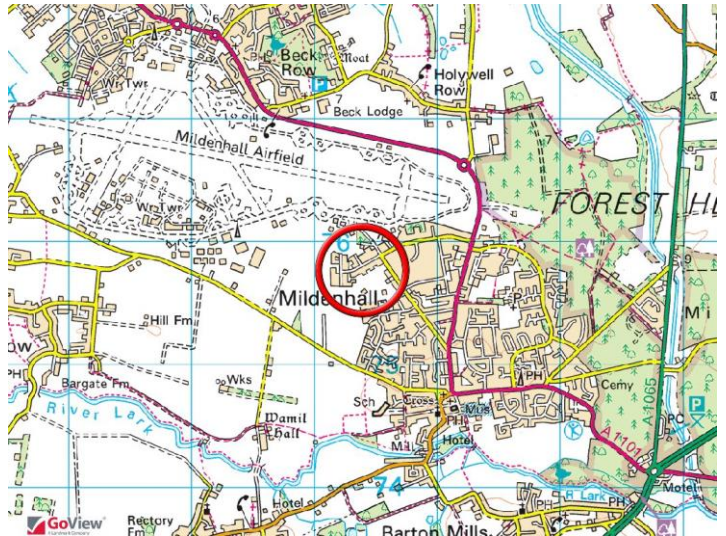
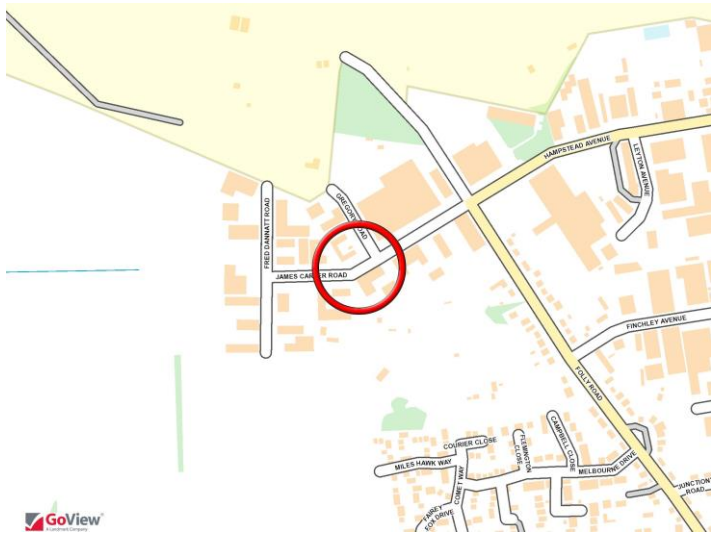
richard@hazells.co.uk

Ella Forman

ella@hazells.co.uk







Viewings strictly by appointment only with Hazells.

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