



Unit 6 Wallis Court, James Carter Road, Mildenhall, IP28 7DD

LIGHT INDUSTRIAL / CLEAN PRODUCTION / OFFICE IN AN ESTABLISHED BUSINESS LOCATION

- Gross Internal area of approximately 825 sq ft (76.6 sq m)
- Suitable for light industrial, clean production, offices or alternative uses under class E
- 100% small business rates relief available (dependent on occupiers)
- Well located approximately one mile north of Mildenhall Town Centre
- Good on-site car parking

LOCATION

The unit is situated on James Carter Road which forms part of the Mildenhall Industrial Estate, approximately one mile north of Mildenhall Town Centre. Mildenhall is situated immediately 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 property.

DESCRIPTION

The property comprises a mid-terrace self-contained unit suitable for clean light industrial, storage or office uses.

The property is currently mainly open plan, with a small cupboard, WC and kitchenette to the rear.

- Main open plan production area with separate reception lobby
- Painted walls and carpeted
- Strip fluorescent lighting
- Double doors and separate personnel door
- WC and kitchen sink
- Under floor heating

Externally the property benefits from 3 onsite car parking spaces.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice and provides the following Gross Internal floor area:

Total: 825 sq ft (76.6 sq m)

LEASE TERMS

The property is available on a new lease on terms to be agreed.

RENT

£7,750 per annum exclusive of VAT.

VAT

All figures quoted are subject to VAT at the prevailing rate.

RATING

The property is listed in the 2017 Ratings List under 'Business Unit and Premises' with a Rateable Value of £5,400. 100% Small Business rates relief is available to businesses occupying premises with a rateable value less than £12,000. For further information please contact Anglia Revenues Partnerships on 01362 656871.

ESTATES MAINTENANCE CHARGE

A fixed contribution of £250 plus VAT per annum.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

C-74. A full copy of the EPC is available from the agents on request.

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

Jonathan Lloyd MRICS -

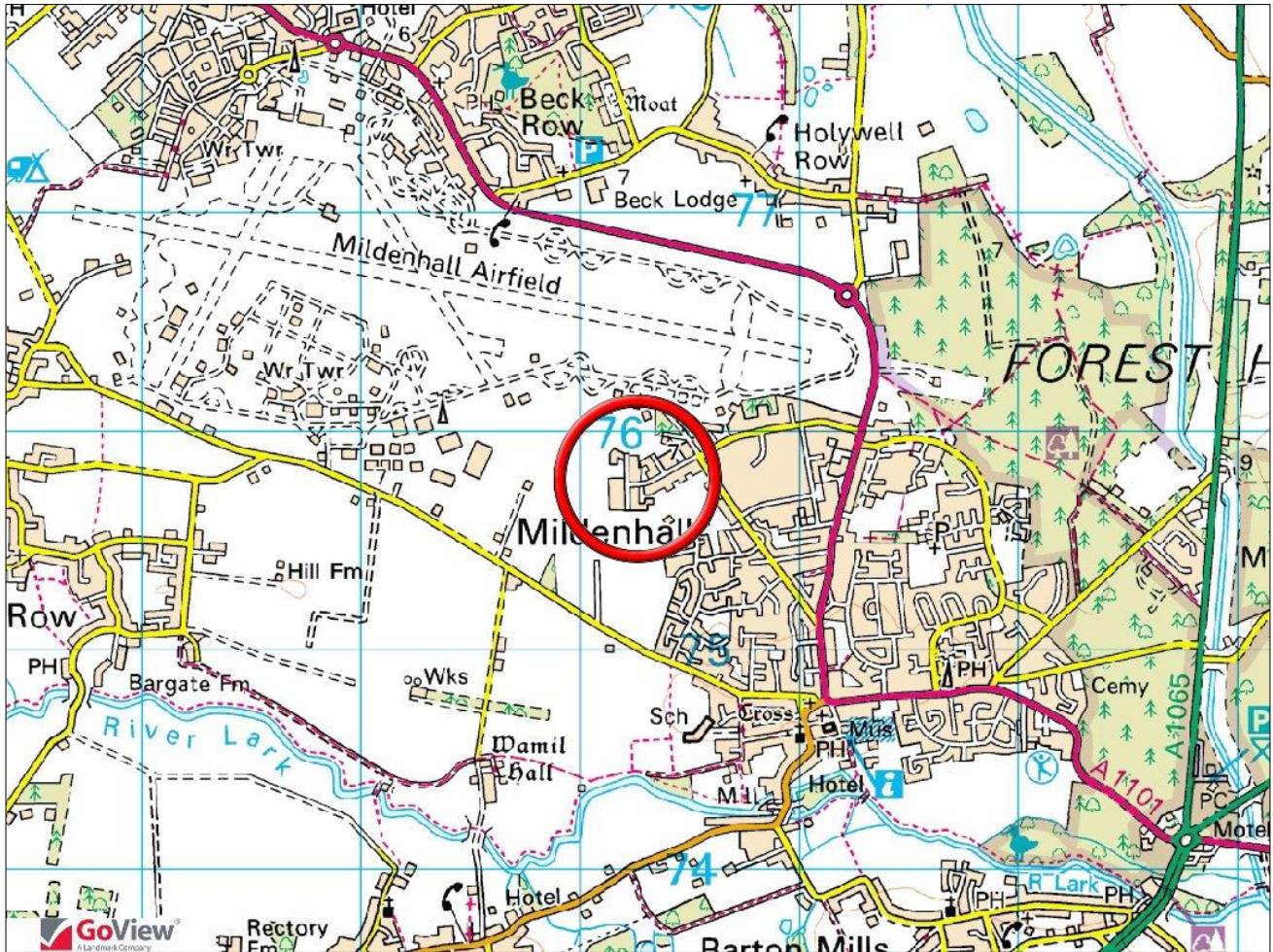
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Viewings strictly by appointment only with Hazells.



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