



Unit 1

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

Open-plan business/clean production unit with integral office

969 sq ft
(90.02 sq m)

- Specification includes under floor heating and three phase electricity
- Suitable for a variety of uses
- 100% small business rates relief available to qualifying businesses
- Well located approximately one mile north of Mildenhall Town Centre

Unit 1, Wallis Court, James Carter Road, Mildenhall, IP28 7DD

Summary

Available Size	969 sq ft
Rent	£10,500 per annum
Rateable Value	£5,900
Service Charge	Upon Enquiry
Estate Charge	£315 per annum
EPC Rating	Upon Enquiry

Description

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

The property is open-plan with one small integral office, underfloor heating, fluorescent strip lighting, WC and kitchenette. The unit also benefits from a three phase electricity supply.

Externally the property benefits from 3 onsite car parking spaces.

Location

The unit is situated just off 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.

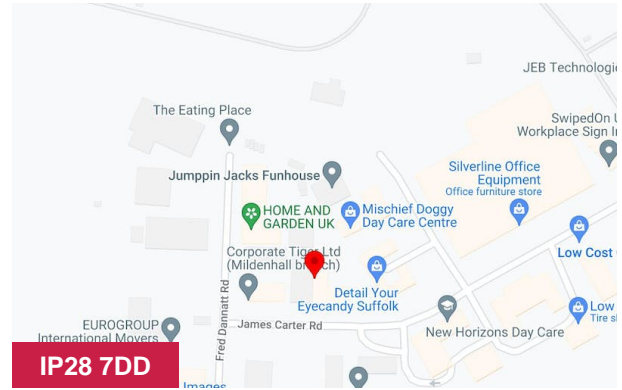
Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Unit - 1	969	90.02	Available
Total	969	90.02	

Terms

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



Viewing & Further Information



Richard Pyatt

01284 702626 | 07717758492

richard@hazells.co.uk



Francis Britton

01284 702626

francis@hazells.co.uk