



## Unit 7 Chiswick Avenue

Mildenhall, IP28 7AY

### Light Industrial Unit With Trade Counter/Office and Secure Yard

**3,522 sq ft**  
(327.20 sq m)

- Gross Internal Area of 3,522 Sq Ft
- Good Quality Unit with Landlord Works Being Undertaken
- Secure and Fenced 1,363 Sq Ft Yard To The Rear
- One Mile From Mildenhall Town Centre
- PV Panels To The Roof Providing Cheaper Electricity

# Unit 7 Chiswick Avenue, Mildenhall, IP28 7AY

## Summary

<b>Available Size</b>	3,522 sq ft
<b>Rent</b>	£24,500 per annum
<b>Rateable Value</b>	£17,500 based on 2023 valuation
<b>VAT</b>	Applicable
<b>EPC Rating</b>	D (100)

## Description

The property comprises an end of terrace light industrial/warehouse unit of masonry and steel frame with a profiled metal pitched roof and brick work walls. Internally the unit provides an office/showroom space to the front accessed by a full height glazed customer entrance with clear span storage/workshop accommodation. The warehouse is fitted with a roller shutter door to the rear, painted concrete floor, three phase electricity and a gas fired hot air blower. The internal eaves height measures 3 meters. The offices/trade counter comprise of plastered and emulsioned walls, spot lighting, suspended ceilings and male and female WCs.

Externally the property benefits from a gated concrete yard to the rear with access from Hampstead Avenue. Communal customer parking is also provided.

## Location

The unit is situated on Chiswick Avenue 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 Midlands. The military bases of RAF Mildenhall and RAF Lakenheath are both within close proximity to the property

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	2,407	223.62	Available
Ground - Office/Showroom	1,114	103.49	Available
<b>Total</b>	<b>3,521</b>	<b>327.11</b>	

## Legal Costs

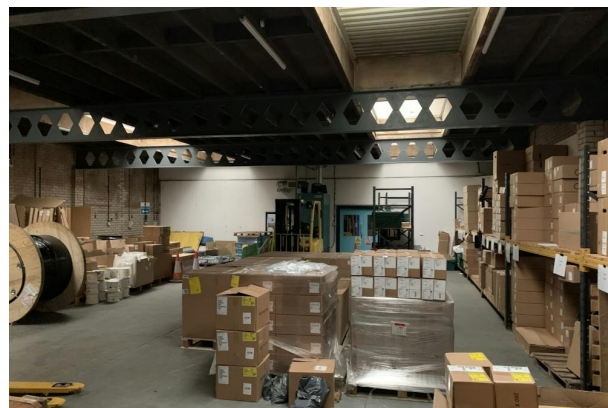
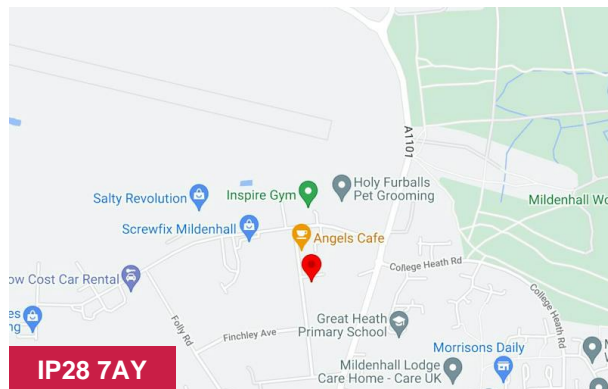
The tenant will be required to make a £350 +VAT contribution towards the Landlords cost of issuing a new lease

## Estates Charge

A fixed Estates Charge of £735 plus VAT is levied as a contribution towards the upkeep of common areas and insurance.

## Power Purchase Agreement

The Tenant is to enter into a Power Purchase Agreement with the Landlord for the duration of the lease. This will allow the Tenant to purchase the energy generated by the PV panels at a cheaper rate. The current rate is £0.15 per Kwh.



## Viewing & Further Information



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