



Unit 1E

Gregory Road, Mildenhall, IP28 7DF

Light Industrial/Storage Unit

489 sq ft
(45.43 sq m)

- Established Industrial Estate Location
- On Site Car Parking
- Small Business Rates Relief available to Qualifying Occupier
- Recently Refurbished
- Gross Internal Area of 489 Sq Ft

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Summary

Available Size	489 sq ft
Rent	£5,250 per annum
Rateable Value	£3,800 based on 2023 valuation
VAT	Applicable
Legal Fees	Each party to bear their own costs. The Tenant is to contribute £350 towards the Landlords legal fees
Estate Charge	£150 per annum Minimum contribution per annum of £150.
EPC Rating	A+ (-50)

Description

The unit is a mid terraced light industrial/storage unit surrounding a central courtyard. The unit is of block work wall construction beneath a pitched steel sheet roof with translucent panel insert and PV panels installed on the roof. Internally the unit has been recently redecoated, is open plan with a WC in one corner and sink facility. There are timber entrance doors to the front and fire escape to the rear.

The roofs are single pitched and the minimum eaves is 2.8m and maximum eaves is 3.9m.

Externally a communal courtyard area provides service/loading facilities to each unit. There is also a gravelled overflow car parking area which is shared with other users of the estate.

Location

The property is situated just off James Carter Road which forms part of the Mildenhall Industrial Estate. It is approximately 1 mile north of the town centre. Mildenhall is 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 and RAF Lakenheath are within close proximity.

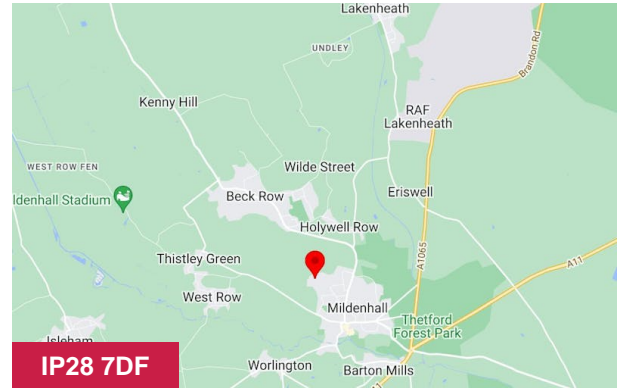
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	489	45.43	Available
Total	489	45.43	

Estates Charge

There is an Estates Charge for the upkeep and maintenance of the common items. The minimum contribution per annum will be £150 +VAT.



Viewing & Further Information



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