

MODERN BUSINESS UNIT WITH OFFICES



Unit 9

Merlin Park, Mildenhall, IP28 7RD

Modern Business Unit providing offices & storage over ground and mezzanine floors

2,369 sq ft
(220.09 sq m)

- Ground floor gross internal area of 1,202 sq ft
- Mezzanine office area of 1,167 sq ft
- Suitable for offices, trade counter or other Class E uses (stp)
- 100% small business rates relief for qualifying businesses
- Established employment estate

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Summary

Available Size	2,369 sq ft
Rent	£14,000 per annum
Rates Payable	£1.96 per sq ft 100% small rates relief for qualifying occupiers
Rateable Value	£11,250
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs. The tenant/purchaser is to provide an undertaking for abortive legal costs.
Estate Charge	Further details on request.
EPC Rating	C (96)

Description

The unit comprises good quality ground floor offices and light industrial space suitable for showroom, warehouse, trade counter or production uses. The first floor mezzanine provides open plan workshop/storage accommodation and a single office.

The unit benefits from concrete floors, LED lighting, air conditioning, WC and shower. The offices are carpeted throughout with plastered and emulsioned walls, suspended ceilings and recessed lighting.

Externally there are 3-4 on-site car parking spaces to the front of the unit and shared rights to overflow car spaces.

Location

The property is situated on Merlin park at the Northern end of Fred Dannatt Road. The unit is approximately one mile from Mildenhall town centre and two miles from the A11 trunk road.

Mildenhall is situated 42 miles from Norwich, 25 miles from Cambridge and 12 miles from Bury St Edmunds and 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 & RAF Lakenheath are both within close proximity to the premises.

Accommodation

The accommodation comprises the following areas:

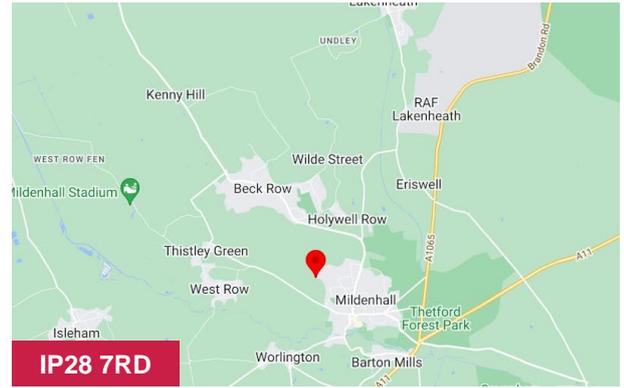
Name	sq ft	sq m	Availability
Ground - Offices & Stores	1,202	111.67	Available
1st - Mezzanine Office/Stores	1,167	108.42	Available
Total	2,369	220.09	

Viewings

By appointment with the sole agents Hazells, 01284 702626.

Terms

Available on a new full repairing lease on terms to be agreed.



Viewing & Further Information



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