



Unit 1D

Gregory Road, Mildenhall, IP28 7DF

Industrial/Storage Unit To Let

725 sq ft
(67.35 sq m)

- Established industrial estate location
- Gross Internal Area of 725 sq ft
- 100% Small Businesses Rates Relief available to qualifying occupiers
- On site car parking available
- Roof mounted photovoltaic panels
- Currently benefits from B2 and B8 planning consent.

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Summary

Available Size	725 sq ft
Rent	£9,000 per annum
Rateable Value	£5,900 Full business rate relief available for qualifying businesses
VAT	Not applicable
Legal Fees	Each party to bear their own costs. Ingoing tenant will be required to pay £300 plus VAT towards the landlords cost of producing the lease
Estate Charge	£270 per annum Minimum contribution per annum
EPC Rating	A+

Description

Unit 1D occupies a corner position within a terrace of starter industrial units on the established Mildenhall Industrial Estate. The unit is of steel portal frame construction with block and brick infill beneath a corrugated sheet roof incorporating translucent panels and PV panels.

Internally it provides painted concrete floors, painted blockwork walls, LED lighting, a single WC, and timber bi folding doors set behind an electric roller shutter. The unit currently has consent for uses within B2 and B8, class E uses can be considered subject planning.

Each unit on the estate has the right to use two parking spaces at any one time on a first come, first serve basis.

Location

The property is situated on Gregory Road, accessed from James Carter Road on the well established Mildenhall Industrial Estate. The estate lies approximately 1.4 miles from Mildenhall town centre and around 2.5 miles from the A11, which provides direct links to Newmarket, Cambridge and the wider motorway network.

Accommodation

The accommodation comprises the following areas:

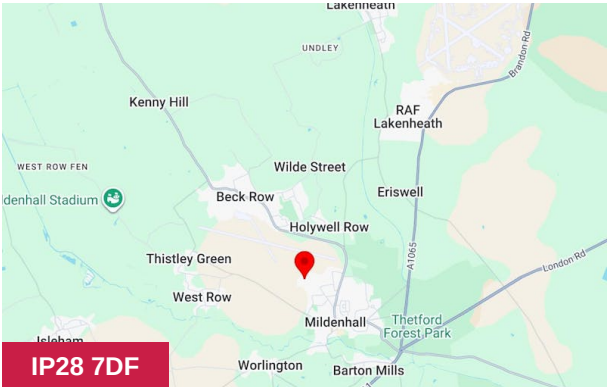
Name	sq ft	sq m	Availability
Ground	725	67.35	Available
Total	725	67.35	

Viewings

All viewings are to be conducted with the sole agent, Hazells

Terms

Available on new FRI lease, terms to be agreed.



Viewing & Further Information



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