



Unit 20A

Hampstead Avenue, Bury St. Edmunds, IP28 7AS

**Prominent and newly
refurbished trade counter
unit immediately available**

2,785 sq ft
(258.73 sq m)

- Providing a gross internal floor area of 2,785 sq ft (258.8 sq m)
- Refurbished to a high specification including new roof, new loading doors, new trade counter/office
- Prominence to Hampstead Avenue
- PV solar providing low cost green energy
- Busy trading estate location

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Summary

Available Size	2,785 sq ft
Rent	£23,000 per annum
Rates Payable	£8,233.50 per annum Based on the 2026 valuation, coming into effect in April.
Rateable Value	£24,000
VAT	Applicable
Legal Fees	Each party to bear their own costs. The tenant will be required to make an upfront contribution of £350+VAT toward the Landlords legal costs.
Estate Charge	An estates charge will be levied based on a minimum contribution of £690 plus VAT.
EPC Rating	C (64)

Description

The property comprises a refurbished end terrace trade counter unit. The unit has been re-roofed, new roller shutter doors, new customer doors & windows and a new trade counter / office area has been installed. PV solar panels are fitted to the roof providing low cost green energy. Eight car parking spaces are provided.

Location

The property is prominently positioned on Hampstead Avenue which forms part of the Mildenhall Industrial Estate, approximately 1 mile north of the town centre. The subject property is immediately adjacent to Screwfix. Mildenhall is situated 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.

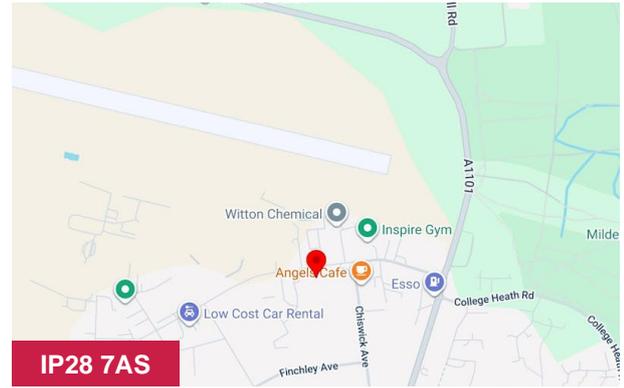
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Trade Counter/Warehouse	2,785	258.73	Available
Total	2,785	258.73	

Terms

A new full repairing & insuring lease on terms to be agreed.



Viewing & Further Information



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