

**FIRST FLOOR TOWN CENTRE OFFICES**

## Unit 20a & 20b

Market Place, Mildenhall, IP28 7EF

### Modern first floor open plan offices/training rooms

**3,013 to 6,157 sq ft**  
(279.92 to 572 sq m)

- Two first floor office suites from 3,013 sq. ft (278 sq. m) up to 6,157 sq ft (572 sq m)
- Suitable for various alternative uses subject to planning
- Predominantly open plan with suspended ceilings and recessed lighting
- Town centre location, close to Sainsburys and the bus station
- Some on site parking and located close to the town's main free car parks

# Unit 20a & 20b, Market Place, Mildenhall, IP28 7EF

## Summary

<b>Available Size</b>	3,013 to 6,157 sq ft
<b>Rent</b>	£17,500 - £35,000 per annum
<b>Rates Payable</b>	RV Unit 20a - £17,000. RV Unit 20b - £16,500 Based on the 2026 valuation, coming into effect in April.
<b>Rateable Value</b>	£33,500
<b>Car Parking</b>	N/A
<b>VAT</b>	Applicable
<b>Estate Charge</b>	£4,500 per annum Estimated budget per unit.
<b>EPC Rating</b>	Upon enquiry

## Description

The property comprises two first floor office suites. Suite 20a was previously occupied by West Suffolk College and comprise an open plan training room with various offices and meeting rooms. The suite is accessed from two separate entrances from the main precinct. Suite 20b is open plan but could quite readily be sub divided into individual offices.

Suite 20a has suspended ceilings with recessed lighting, carpeted floors, storage heating, male and female communal WCs. 20b has strip lighting, carpeted floors, male and female communal WCs.

Externally, there is a on-site car park, providing two spaces. The town's main free car park is also located close to the building.

## Location

Mildenhall is a busy market town located along the A1101. There is excellent vehicle access to a number of main arterial roads providing convenient routes between Norwich, Cambridge and London via the A14, A11 and M11.

Mildenhall is situated approximately 12 miles form Bury St Edmunds, 23 miles form Cambridge, 76 miles from London, 42 miles from Norwich and 54 miles from Felixstowe.

The offices are located in the heart of the town centre and close to Sainsbury's and the bus station within Mildenhall's main precinct area. Other occupiers nearby include the co-op supermarket, Lloyds Pharmacy, kfc, Hallmarks Card Shop and Wilkinson's.

## Viewings

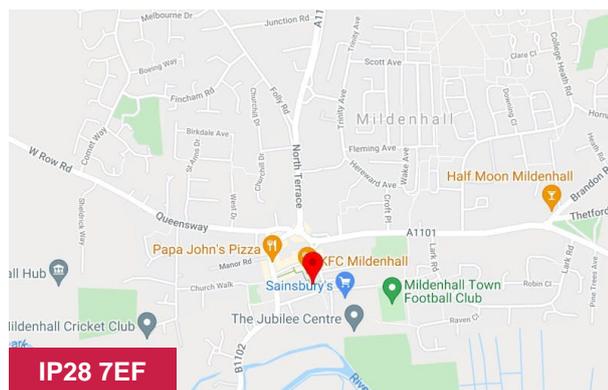
Strictly by appointment with the sole agents Hazells. Call 01284 702626

## Terms

The offices are available on a new lease either as a whole or in part, on terms to be agreed.

## Legal costs

Each party are to be responsible for their own legal costs incurred in the transaction. The ingoing tenant will be asked to provide an undertaking to pay the landlord's abortive legal costs should they withdraw from the transaction once solicitors have been instructed.



## Viewing & Further Information



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