



## Unit 22 James Carter Road

Mildenhall, IP28 7DE

### Well Presented Light Industrial Unit To Let

**3,898 sq ft**  
(362.14 sq m)

- Open plan warehouse area
- Providing a Gross Internal Area of 3,898 Sq Ft
- Kitchenette and WC's provided
- Small rear yard and loading
- Prominent unit fronting James Carter Road

# Unit 22 James Carter Road, Mildenhall, IP28 7DE

## Summary

Available Size	3,898 sq ft
Rent	£27,250 per annum
Rates Payable	£8,358.25 per annum Based on the 2026 valuation, coming into effect in April.
Rateable Value	£23,250
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£817.50 per annum
EPC Rating	D (98)

## Description

The property comprises a light industrial/warehouse unit positioned to the front of the James Carter Road development, fronting James Carter Road and forming part of the Mildenhall Industrial Estate.

The property is of steel portal frame construction with part brick and part block work elevations behind corrugated steel clad under a pitched roof with integrated roof lights. Internally the accommodation comprises an open plan area with concrete floors, painted block work walls, LED lighting, three phase power, PV Electricity and full height roller shutter.

Externally the unit is demised 5 car parking spaces. There is also a small, gated rear yard area with access to the roller shutter. There is also a roller shutter to the front of the unit which sits in front of the personnel doors.

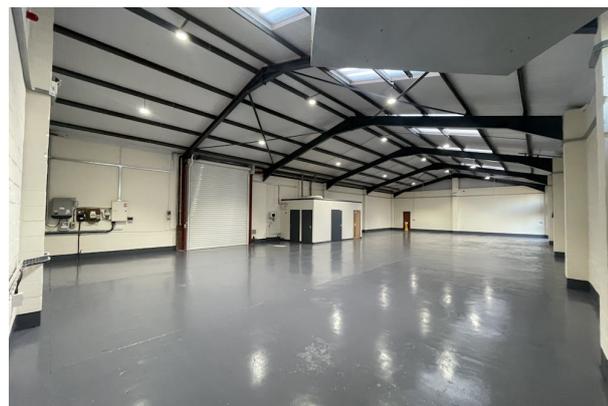
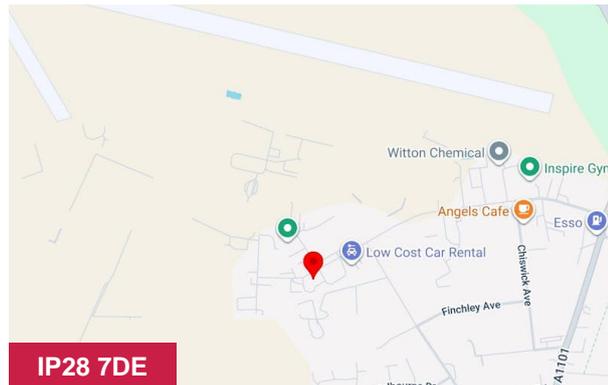
## Location

The property is situated on James Carter Road which forms part of the Mildenhall Industrial Estate, approximately 1 mile north of the town centre. 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	3,898	362.14	Available
<b>Total</b>	<b>3,898</b>	<b>362.14</b>	



## Viewing & Further Information



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