

**MODERN STARTER UNIT TO LET**

## Unit 4

Wallis Court, James Carter Road, Mildenhall, IP28 7DD

**Light Industrial/Clean  
Production/Office in an  
Established Business  
Location.**

**982 sq ft**  
(91.23 sq m)

- Suitable for a variety of uses within class E
- 100% small business rates relief available to qualifying businesses
- Well located approximately one mile north of Mildenhall Town Centre
- Partitioned layout providing four offices with separate reception and kitchen areas

# Unit 4, Wallis Court, James Carter Road, Mildenhall, IP28 7DD

## Summary

<b>Available Size</b>	982 sq ft
<b>Rent</b>	£11,500 per annum
<b>Rates Payable</b>	£4,241.50 per sq ft Based on 2026 valuation, coming into effect in April
<b>Rateable Value</b>	£8,500
<b>Service Charge</b>	N/A
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs. Ingoing tenant will be required to pay £350 plus VAT towards the landlords cost of producing the lease
<b>Estate Charge</b>	£345 per sq ft Minimum annual contribution
<b>EPC Rating</b>	C (74)

## Description

Unit 4 Wallis Court suits a range of Class E uses. The property was last used as offices and offers a partitioned layout, the space includes four enclosed spaces, a WC, kitchen, and a reception/lobby area.

The end terraced building is of brick construction and includes four allocated parking spaces plus one shared disabled bay. Internally the property features wood flooring, painted blockwork walls, and LED lighting. Alternate access from the rear of the building is available through double egress fire doors.

This unit sits in a prominent position at the entrance of Wallis Court, Providing excellent frontage to James Carter road.

## Location

The unit sits on Wallis Court, a modern development of business units off James Carter Road within the Mildenhall Industrial Estate. The estate lies approximately 1 mile north of Mildenhall town centre. Mildenhall is situated next to the A11, providing direct access to Norfolk and the A14. Nearby Wallis court is the RAF Mildenhall and Lakenheath bases.

## Accommodation

The accommodation comprises the following areas:

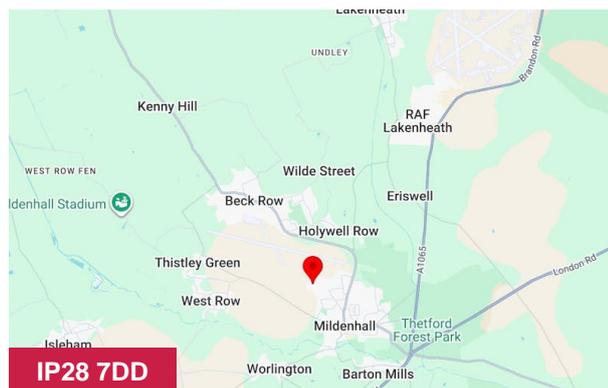
Name	sq ft	sq m	Availability
Ground - Ground Floor	982	91.23	Available
<b>Total</b>	<b>982</b>	<b>91.23</b>	

## Viewings

Please contact Hazells Chartered Surveyors to arrange a viewing.

## Terms

The property is available on a new lease on terms to be agreed.



## Viewing & Further Information



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