



UNIT 59 FINCHLEY AVENUE



FOR SALE

**MILDENHALL
SUFFOLK
IP28 7BG**

**Freehold detached factory/warehouse with
ancillary offices on a generous site**

10,191 sq ft (946.75 sq m) on a site of 0.96 acres (0.388 hectares)



Summary



Freehold building
on a generous
site of 0.959
acres



Of interest to
owner occupiers &
investors



Internal eaves
height of 3 metres



Excellent on site car
parking



Well established
employment
location



Excellent access
to the A11 and
RAF Mildenhall



EPC rating TBC



GIA of 10,191 sq ft
(3,365 sq m)





Overview

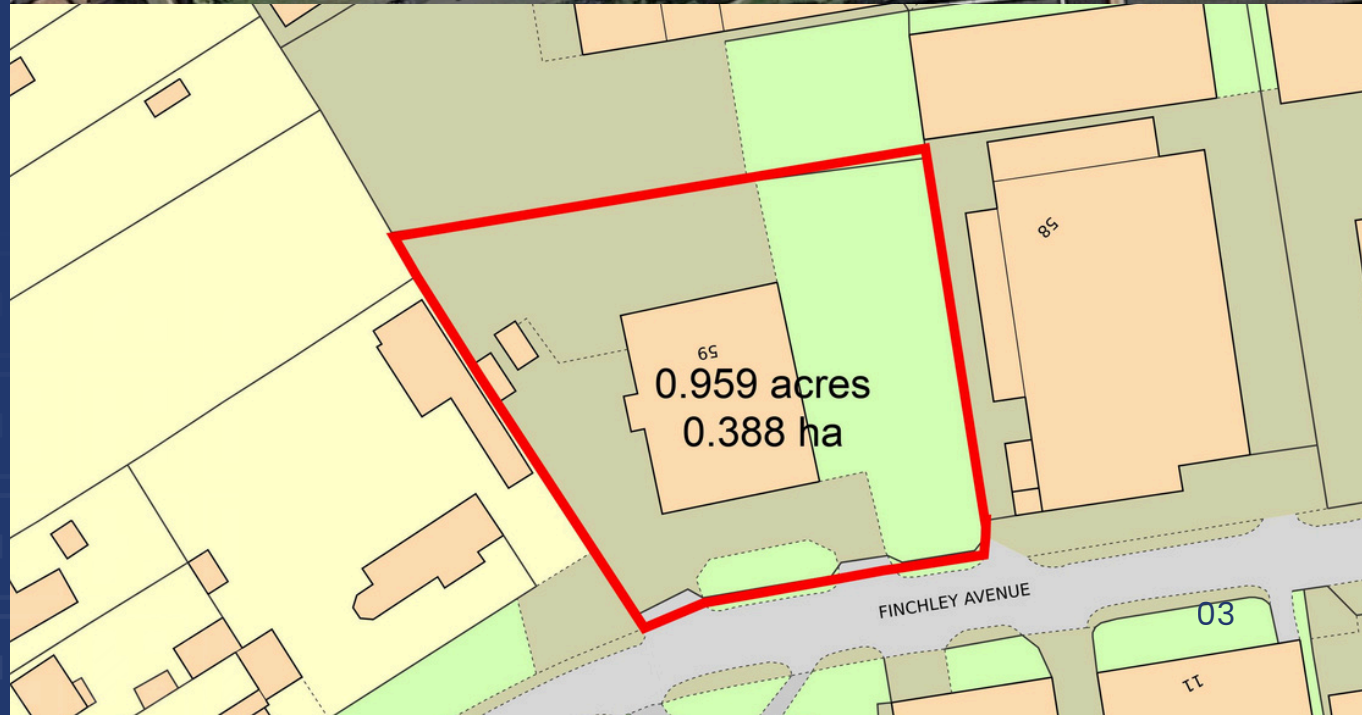




Location

The property is prominently situated on Finchley Avenue, one of the main spine roads forming the Mildenhall Industrial Estate. Finchley Avenue is located approximately one mile north of Mildenhall town centre and within two miles of the Barton Mills junction of the A11.

The A11 provides excellent access to Norwich, Thetford and Cambridge as well the east coast ports and national motorway network via the A14 & M11. The military bases of RAF Mildenhall and RAF Lakenheath are both within close proximity to the property.



Description

Unit 59 Finchley Avenue comprises a detached factory / warehouse building set on a large self-contained yard.

The building comprises two storey office/light production to the front, a concrete portal frame factory to the rear and later steel frame extension. The unit has brick elevations and pitched steel clad roof which we understand was overclad in 2012.

Two roller shutter loading doors are provided to the factory areas. The internal eaves height is 3 metres. The first floor provides basic office or light production accommodation with a mix of fluorescent and some LED lighting and gas fired central heating.

Externally the property benefits from a large yard wrapping around all sides of the building. The front and western aprons are laid to concrete. The rear & east yard is laid with a loose aggregate. The unit benefits from two vehicular access points from Finchley Avenue.

Accommodation

Floor	Description	SQ FT	SQ M
Ground	Factory/warehouse & production	7,170	666.1
First	Offices & ancillary	3,021	289.65
Total		10,191	885.21





Summary

Tenure

Freehold with vacant possession.

Price

£695,000 plus VAT.

VAT

VAT is payable on the price at the prevailing rate

EPC

TBC, EPC is under assessment.

Business Rates

Rateable value of £56,000, based on the 2026 valuation.

Anti Money Laundering

The proposed tenant / buyer will be required to provide proof of identity and address to the agents prior to instructing solicitors. Proof of funding will also be required.

Legal Costs

Each party to bear their own costs however the purchaser will be required to make an undertaking for abortive costs.

Viewing & information

Contact the sole agents Hazells on **01284 702626**



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