



Unit 6

Leyton Avenue, Bury St. Edmunds, IP28 7BL

Light Industrial unit to let

1,562 sq ft
(145.11 sq m)

- Unit to be refurbished
- Available from June 2026
- Small Business Rates Relief Available to qualifying occupier
- Forecourt and communal parking
- Not suitable for motor trade

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Summary

Available Size	1,562 sq ft
Rent	£11,500 per annum
Rateable Value	£10,500 based on 2026 valuation
Service Charge	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E (109)

Description

The property comprises an industrial unit of steel portal frame construction with brick and block walls under a pitched insulated roof with translucent panels insert.

Internally it benefits from a concrete floor, strip florescent lighting and an up and over loading door. The eaves height is approximately 4.3m at the highest to 2.5m on the lowest point. Internally there is a small office and toilet. Access to the unit is by way of a separate personnel door and loading door to the front of the unit with a fire exit to the rear. There is a small surfaced forecourt and communal parking areas.

The unit is currently being refurbished.

Location

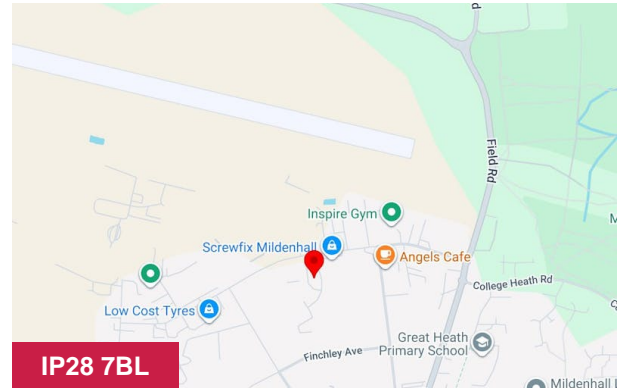
The property is situated just off James Carter Road which forms part of the Mildenhall Industrial Estate, approximately 1 mile north of the town centre. Mildenhall is situated adjacent to the A11, which provides excellent access between Norwich and the A14/M11 linking the eastern coastal ports to the West Midlands. The military bases of RAF Mildenhall & RAF Lakenheath are both within close proximity to the premises.

Mildenhall is approximately 42 miles from Norwich, 25 miles from Cambridge and 12 miles from Bury St Edmunds.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,562	145.11	Available
Total	1,562	145.11	



Viewing & Further Information



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