



## Unit 1G

Gregory Road, Bury St. Edmunds, IP28 7DF

### Light Industrial/Storage Unit To Let

**1,085 sq ft**  
(100.80 sq m)

- Established industrial estate location
- Gross Internal Area of 1085 Sq ft
- PV panels on the roof of the unit
- Small business rates relief available to qualifying occupiers
- Pending EPC assessment, expected B rating, currently D(79)

# Unit 1G, Gregory Road, Bury St. Edmunds, IP28 7DF

## Summary

<b>Available Size</b>	1,085 sq ft
<b>Rent</b>	£12,500 per annum
<b>Rateable Value</b>	£9,800 Small business rate relief available for qualifying occupiers
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs. Ingoing tenant is required to pay £300 plus VAT towards the landlord cost of producing the lease.
<b>Estate Charge</b>	£375 per annum Minimum contribution per annum
<b>EPC Rating</b>	D

## Description

Unit 1G is positioned at the corner of a terrace of small industrial units within the well established Mildenhall Industrial Estate. The building is constructed around a steel portal frame with block and brick elevations beneath a corrugated sheet roof, which incorporates translucent roof panels and PV panels.

The unit provides a painted concrete floor, blockwork walls, LED lighting, and a single WC. Access is via double doors secured by an electric roller shutter. The unit is suitable for storage occupiers within Class B8 and a range of uses within Class E, subject to the necessary consents.

Occupiers have use of up to two parking spaces at any one time within the shared parking area, available on a first come, first served basis.

## Location

The properties are situated on Gregory Road, accessed from James Carter Road on the well established Mildenhall Industrial Estate. The estate lies approximately 1.4 miles from Mildenhall town centre and around 2.5 miles from the A11, which provides direct links to Newmarket, Cambridge and the wider motorway network.

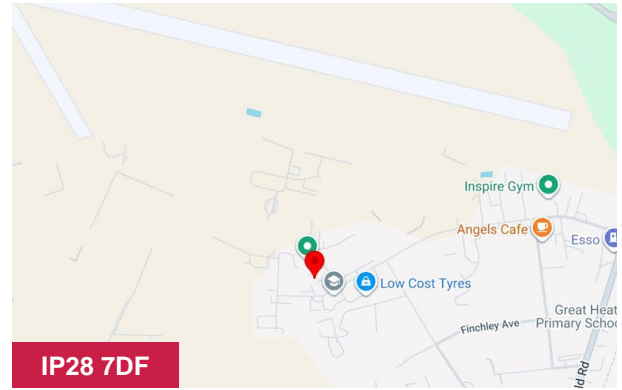
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,085	100.80	Available
<b>Total</b>	<b>1,085</b>	<b>100.80</b>	

## Terms

Available on new lease terms to be agreed



## Viewing & Further Information



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