



Unit 9

Leyton Avenue, Bury St. Edmunds, IP28 7BL

Light Industrial/Workshop/Office starter unit to rent

1,047 sq ft
(97.27 sq m)

- Available from 1 October 2025
- Providing a Gross Internal Area of 1,047 Sq Ft
- 100% Small Business Rates Relief available to qualifying occupiers
- On site car parking
- Small office/WC facilities.

Summary

| | |
|----------------|------------------------------------|
| Available Size | 1,047 sq ft |
| Rent | £9,000 per annum |
| Rateable Value | £7,800 |
| Service Charge | £250 per annum |
| VAT | Not applicable |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | D (89) |

Description

The property comprises a mid terraced light industrial unit of brick and block walls under a pitched insulated roof with translucent panel insert. The property has a dividing wall between each half of the unit along with a suspended grid tile ceiling and LED strip lighting. There is also a small office and WC core to the front accessed via a personnel door.

There is a concrete laid forecourt to the front of the unit. The unit is accessed via a manual roller shutter door which sits in front of timber open out doors.

Location

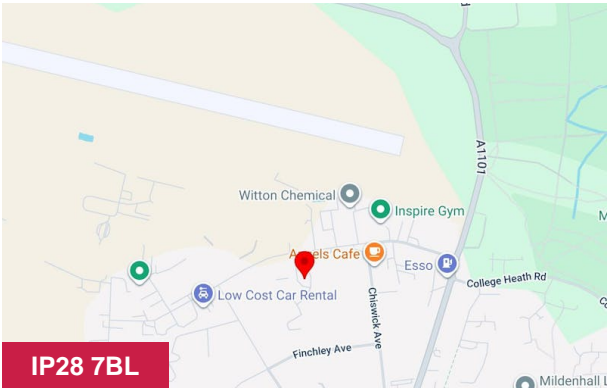
The property is situated just off James Carter Road which forms part of the Mildenhall Industrial Estate, approximately 1 mile north of the town centre. Mildenhall is situated adjacent to the A11, which provides excellent access between Norwich and the A14/M11 linking the eastern coastal ports to the 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 | 1,047 | 97.27 | Available |
| Total | 1,047 | 97.27 | |



Viewing & Further Information



Francis Britton
01284 702626
francis@hazells.co.uk