Hazells

To Let



Unit 6

Wallis Court, Bury St. Edmunds, IP28 7DD

Business Premises in Established Location

825 sq ft
(76.65 sq m)

- Suitable for light industrial, clean production, offices or alternative uses under class E
- 100% small business rates relief available
- Well located approximately one mile north of Mildenhall Town Centre
- Good on-site parking
- Rent is not subject to VAT
- Benefits from PV panels

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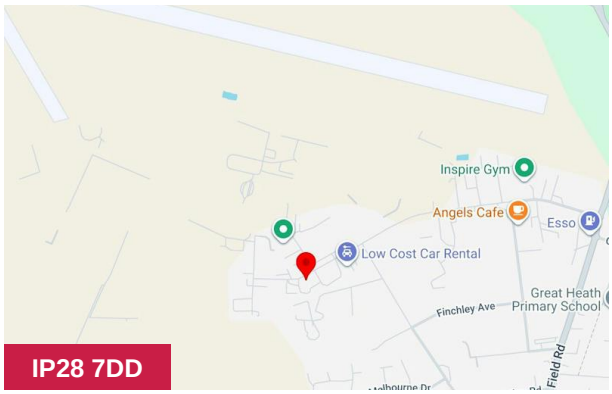
Summary

Available Size	825 sq ft
Rent	£9,750 per annum
Rates Payable	£3,196.80 per annum Based on 2026 Valuation
Rateable Value	£7,400
Service Charge	N/A
Car Parking	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs. Ingoing tenant is required to contribute £300 plus VAT towards the landlord cost of producing the lease.
Estate Charge	£292.50 per annum Minimum contribution of 3% of the annual rent.
EPC Rating	C (74)







Description

Unit 6 is a mid-terrace commercial unit of brick construction beneath a pitched tiled roof which has been fitted with PV panels.

The accommodation comprises a large open plan area, a separate partitioned office, a store, a kitchenette and a DDA compliant WC. Internally the unit is finished with carpeted floors, painted walls and a mix of LED and fluorescent strip lighting. The unit benefits from a three phase power supply, and electric heaters will be installed prior to occupation.

Externally there are three allocated parking spaces and a shared disabled bay.

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 of the following

Name	sq ft	sq m	Availability
Ground	825	76.65	Let
Total	**825**	**76.65**	

Terms

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

Viewing & Further Information



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