

**LIGHT INDUSTRIAL WITH OFFICES**

81A Fred Dannatt Road

Mildenhall, Bury St. Edmunds, IP28 7RD

Modern well presented light industrial unit with offices

2,729 sq ft
(253.53 sq m)

- Providing a gross internal floor area of 2,728 sq ft
- Ground & first floor offices, kitchen and disabled WC
- Internal eaves height of 4.79m
- Four on-site car parking spaces & shared loading/unloading
- Busy and well established trade estate

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Summary

Available Size	2,729 sq ft
Rent	£17,750 per annum
Rates Payable	£7,992 per annum
Rateable Value	£18,500
VAT	Not applicable
Legal Fees	Each party to bear their own costs. The ingoing tenant will be required to provide an undertaking toward the Landlords abortive legal costs.
Estate Charge	More information on request
EPC Rating	Upon enquiry

Description

Unit 81a comprises a modern end of terrace light industrial/warehouse unit. The property benefits from ground floor entrance lobby, office, kitchen & disabled WC together with two first floor offices. The rear warehouse/workshop benefits from an eaves height of 4.79m to the lowest point and has a full height electric roller shutter door. Externally two car spaces are provided to the front and a further two to the rear. Loading is via a shared gated yard.

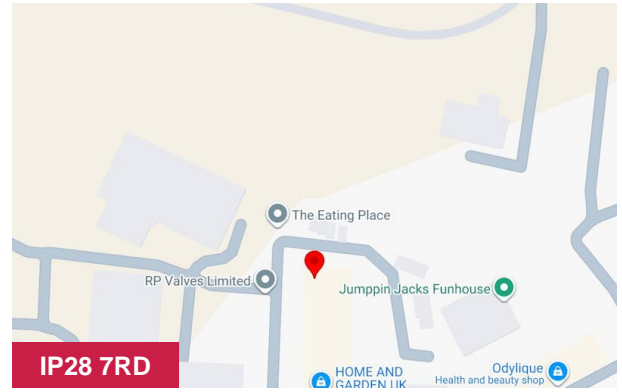
Location

The property is situated on Fred Dannatt Road, accessed from James Carter Road on the well established Mildenhall Industrial Estate. The estate lies approximately 1.5 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	1,504	139.73	Available
Ground - Office & Ancillary	732	68.01	Available
1st - Offices	493	45.80	Available
Total	2,729	253.54	



Viewing & Further Information



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