

WORKSHOP/STORE WITH GATED ACCESS



## Station Yard

Station Road, Mildenhall, IP28 7DT

**Unique Period  
Workshop/Store on all-  
inclusive terms**

**3,500 sq ft  
(325.16 sq m)**

- 3500 Sq ft (325.16 Sq M)
- Unique period building
- Gated side access for loading and unloading.
- Rent inclusive of utilities, insurance and business rates
- Communal WC and kitchen
- Within 1.5 miles of all of Barton Mills

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## Summary

Available Size	3,500 sq ft
Rent	£24,000 per annum Includes business rates, utilities and insurance
Business Rates	N/A
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs. Ingoing Tenant will be required to provide an undertaking for abortive legal costs.
Estate Charge	N/A
EPC Rating	E (112)

## Description

The property comprises a unique period building formerly used as a railway shed for Mildenhall Railway Station. The building is of brick construction with a pitched slate roof.

Internally, the space features a wooden floor, painted brick walls, suspended fluorescent lighting, multi pane arched windows, and large dock level sliding wooden doors. Communal WC and kitchen area are provided. Wooden partitioning creates two separate rooms within the main workshop/storage area, these could be used for an office or additional storage.

## Location

The property is situated in on the edge of Mildenhall, just south of the town centre. The building is located approximately 1.5 miles from the A11 which offers direct access to Cambridge, Norwich and the wider region.

## Accommodation

The accommodation comprises the following gross internal areas:

Name	sq ft	sq m	Availability
Ground - Workshop/Store	3,500	325.16	Available
<b>Total</b>	<b>3,500</b>	<b>325.16</b>	

## Terms

A new lease on FR&I terms to be agreed



## Viewing & Further Information

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