Warehouse with yard - TO LET (May Sell)
60 James Carter Road, Mildenhall, Suffolk, IP28 7DE

Size: 18,093 Sq Ft

Industrial / Warehouse unit with concrete yard
Ground Floor area of approx. 16,276 sq ft
First Floor office and mezz. of approx. 8,403 sq ft
Office / Amenity block with good specification
Available TO LET (MAY Sell) from Q2 2020
Description
The building is located on the established Mildenhall Industrial Estate fronting James Carter Road. Mildenhall is located off the A11 trunk road linking Norwich to Newmarket, Cambridge and London (via M11).
The building comprises a steel portal framed industrial unit with a fibre cement roof with steel profile clad elevations. Internally the building combines production and warehouse space with offices, amenity accommodation and first floor mezzanine stores. The property benefits from parking with the potential to extend the parking/yard area. The office specification is modern and fresh with in-built IT infrastructure. The property benefits from concrete parking, loading and circulation areas. Access to the building provided by level access loading doors.
The building also benefits from Solar panels on the roof which provide power to the building as well as feeding into the national grid.

The property is available to let as a whole from Q2 2021 on a new lease on terms to be agreed. A freehold sale may be considered.

Accommodation
The property has been measured to produce the following Approximate dimensions and GIs:

<table>
<thead>
<tr>
<th>Area</th>
<th>Sq M</th>
<th>Sq Ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground Floor</td>
<td>1,512.04</td>
<td>16,276</td>
</tr>
<tr>
<td>First Floor</td>
<td>372.53</td>
<td>4,010</td>
</tr>
<tr>
<td>First Floor Mezzanine</td>
<td>408.11</td>
<td>4,393</td>
</tr>
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<td>Total</td>
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Availability
The property is available to let as a whole from Q2 2021 on a new lease on terms to be agreed. A freehold sale may be considered.

Rent
£85,000 per annum exclusive

Price
Freehold on application.

VAT
The premises are opted for VAT.

Service Charge
None.

Costs
Each party will bear their own costs with the tenant paying any abortive costs incurred by the landlord.

Use & Planning
The building has most recently been used for manufacturing and Storage and Distribution uses within B1, B2 and B8 uses. The property may be suitable for B1, B8 and B2 uses subject to planning permission. Purchasers should make their own enquiries to the local planning authority for their proposed use.

EPC
The EPC rating is D (96).

Viewing & Further Information
Mark Kohler
01284 700700
mark@merrifields.co.uk

Mr Rowan Mason
07415 950 532
rowan@merrifields.co.uk

REF: A0415 / 09.03.21
Merrifields for themselves and for the Vendors or Lessors of the property whose agents they are give notice that: i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract; ii) All descriptions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) No person in the employment of Merrifields has any authority to make or give any representation or warranty whatsoever in relation to this property.
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Business Rates
The Rateable Value is £47,250 (2017)

Service Charge
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www.merrifields.co.uk

Merrifields Chartered Surveyors
63 Churchgate Street
Bury St Edmunds, IP33 1RL

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