

# 82F, E & D Fred Dannatt Road Mildenhall, Suffolk, IP28 7RD



## INDUSTRIAL UNIT **TO LET**

Gross Internal Area 4,786 sq ft  
Plus Mezzanine 4,333 sq ft

The Annexe, Short Brackland, Bury St. Edmunds, Suffolk IP33 1EL. Tel: 01284 702626. Fax: 01284 769636  
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**LOCATION**

The units are situated on the Mildenhall Industrial Estate, on the northern side of the town, with access from the A1101. Mildenhall is situated adjacent to the A11, which provides excellent access between Norwich and the A14/M11 linking the east coast ports to the West Midlands.

Mildenhall is approximately 42 miles from Norwich, 25 miles from Cambridge and 12 miles from Bury St Edmunds.

The units are situated at the bottom of Hampstead Avenue and turn right at the junction with Fred Dannatt Road.

**DESCRIPTION**

The property comprises three modern industrial units constructed of steel portal frame with insulated walls and roof. The external cladding is a mixture of brick and steel profile cladding. The units have pitched clad roofs with translucent panels insert.

Internally they benefit from mezzanine flooring, concrete floors, strip florescent lighting and roller shutter loading doors. The eaves height is approximately 12 ft. Internally there is a kitchen area and glazed windows to first floor front, rear and sides. There are three WC facilities. In addition there are separate personnel access doors to the front of the units.

There is a gravelled surfaced yard providing loading and parking areas.

The units are available individually or as a whole. The sizes range from 1,965 sq ft, 856 sq ft or 1,956 sq ft.

Please ask the letting agents for further information.

**ACCOMMODATION**

| Unit                               | Floor  | Use       | Sq ft        | m <sup>2</sup> |
|------------------------------------|--------|-----------|--------------|----------------|
| 82F                                | Ground | Warehouse | 1,965        | 182.55         |
|                                    | Ground | Kitchen   | -            | -              |
|                                    | Ground | WC        | -            | -              |
| 82E                                | Ground | Warehouse | 856          | 79.52          |
|                                    | Ground | WC        | -            | -              |
| 82D                                | Ground | Warehouse | 1,956        | 182.55         |
|                                    | Ground | WC        | -            | -              |
| <b>Total Approx GIA Area</b>       |        |           | <b>4,786</b> | <b>444.62</b>  |
| Approx Mezzanine storage           |        |           |              |                |
| 82F                                | First  | Storage   | 1,863        | 173.07         |
| 82E                                | First  | Storage   | 856          | 79.52          |
| 82D                                | First  | Storage   | 1,614        | 149.94         |
| <b>Total Approx Mezzanine Area</b> |        |           | <b>4,333</b> | <b>402.53</b>  |

**TERMS**

The premises are available on new lease terms to be agreed.

**RENT**

The units are available at £3.50 psf plus VAT (if applicable) on the gross internal areas plus £1 psf plus VAT (if applicable) on the mezzanine floor.

**VAT**

Our clients reserve the right to charge VAT in accordance with current legislation.

**RATING**

The units have not yet been separately assessed for rating purposes but based on other premises in the development the RV's are likely to be around £36 per m<sup>2</sup>.

For information on how much you pay please contact Forest Heath District Council Rates Department 01638 719000

[www.voa.gov.uk](http://www.voa.gov.uk)

[www.mybusinessrates.gov.uk](http://www.mybusinessrates.gov.uk)

**LEGAL FEES**

Each party will be responsible for their own legal fees on completion.

The ingoing tenant will be required to provide an undertaking to pay landlord's abortive legal costs should they withdraw once solicitors have been instructed.

**VIEWING/FURTHER INFORMATION**

By appointment with the landlords agent Huw Jones at Hazells Chartered Surveyors 01284 702626 or email

[huw@hazellsonline.co.uk](mailto:huw@hazellsonline.co.uk)

**LOCATION PLAN**



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