

INDUSTRIAL PREMISES
43A LEYTON AVENUE
MILDENHALL
BURY ST EDMUNDS
IP28 7BL



Industrial/warehouse unit with offices,
parking and yard

Site area approx 0.24 acres S.T.S

GIA 474.63m² (5,109 sq ft)

FREEHOLD FOR SALE

The Annexe, Short Brackland, Bury St. Edmunds, Suffolk IP33 1EL. Tel: 01284 702626. Fax: 01284 769636
Offices also at: Stanhope House, Stephenson Way, Thetford, Norfolk, IP24 3RU. Tel: 01842 822260. Fax: 01842 822335

Location: The property is situated on the Mildenhall Industrial Estate, on the northern side of 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 coastal ports to the West Midlands.

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

Directions: The premises can be found on the towns main industrial estate off the A1101. From Field Road turn left into Hampstead Avenue and continue through to James Carter Road. Leyton Avenue is the first turning on the left before Fred Dannatt Road. The unit is situated opposite SARLL Metal Products, S D Auto Tint and Auto Fast Fit.

Description: The premises comprise a single storey brick office with rear warehousing.

To the front of the warehouses is a block of ancillary/offices with male and female toilets. This is accessed via a separate entrance from the front with internal access to the main and rear units.

The main warehouse is of steel portal frame construction clad with brick and block walls under an insulated translucent clad roof. The unit is accessed from the side leading to a trade counter with offices either side. There is a gas blower heating system, concrete floor and strip lighting.

At the rear there is a modern warehouse extension which is of steel portal frame construction with block and clad walls under an insulated translucent clad roof. This unit also benefits from a mezzanine floor, sliding door to the side, concrete floor and strip lighting. There is also a store room to the rear which is accessed from the yard.

The property has an external yard for parking and loading.

Accommodation: The property has been measured in accordance with the RICS Code of Measuring Practice 5th Edition and provides the following approximate floor areas:-

Floor	Use	Sq ft	M²	Eaves height
Ground	Ancillary/offices	463	43.01	-
Ground	Main Warehouse	2,527	234.76	8'9"
Ground	Rear warehouse & mezzanine	1,947	180.88	20'
Ground	Store room	172	15.98	-
TOTAL		5,109	474.63	

Site Area: By reference to Pro Map Digital Mapping and to boundaries identified on site we estimate the site to be approximately 0.24 acres S.T.S. Purchasers to make their own enquiries.

Price: Offers are invited in the region of **£220,000** for the freehold interest exclusive of VAT.

VAT: The vendor retains the right to charge VAT on the sale price in accordance with current legislation.

Planning: Interested parties are invited to make their own enquiries with Forest Heath District Council 01638 719000.

Rating: Forest Heath District Council advises that the property is entered on the rating list with the following entry: Description: Workshop and Premises. Rateable value £11,750.

Legal: Each party to be responsible for their own legal and other costs related to the sale.

The purchaser will be required to provide an undertaking for abortive legal costs should they withdraw once solicitors are instructed.

Viewing: Strictly by appointment with the sole agents Huw Jones at George Hazell & Co – **01284 702626**.

Location Plan:

OS Licence No 100025643

