

INDUSTRIAL PREMISES
85 GREGORY ROAD
MILDENHALL
BURY ST EDMUNDS
IP28 7DF



Industrial/Warehouse unit with offices,
parking and yard

Site area approx 0.51 acres S.T.S

GIA 652.44 m² (7,023 sq ft)

FOR SALE or TO LET

Location: The property is situated on the Mildenhall Industrial Estate which is 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. Gregory Road is the first turning on the right before Fred Dannatt Road.

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, kitchen area, male and female toilets. The offices benefit from timber windows, carpeted floors, strip lighting and central heating. This is accessed via a separate entrance from the front with internal access to the units.

The warehouses are of a condor steel portal frame construction clad with brick and block walls under an asbestos clad roof with part insulation and translucent roof panels. The unit is also accessed from the side via 2 roller shutter doors. There is a gas blower and saw dust heating system, concrete floor and strip lighting.

The property has an external yard for parking and loading and there is also the potential to build further warehousing subject to obtaining planning permission.

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

Use	Approx Sq ft	Approx m²
Warehouse & offices	7,023	652.44
WC	-	-
Kitchen	-	-
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Total approx GIA	7,023	652.44

Site Area: By reference to Pro Map Digital Mapping and to boundaries identified on site we estimate the site to be approximately 0.51 acres S.T.S. Purchasers to make their own enquiries.

Price: Offers are invited in the region of **£245,000** for the freehold plus VAT (if applicable).

Lease: The unit is available on new lease terms for a length to be agreed between the parties.

Rent: £24,000 per annum exclusive plus VAT (if applicable).

VAT: The vendor retains the right to charge VAT on the rent or 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: Factory and Premises. Rateable value £14,250.

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

The purchaser or ingoing tenant 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

