

Warehouse / Workshop Units - TO LET

Finchley House, Finchley Avenue, Mildenhall, IP28

Merrifields



Size: 9,957 - 21,428 Sq Ft

Located on Mildenhall Industrial Estate


Approximate GIA of 21,458 sq ft across 2 buildings


Dock loading and level access doors.

Suitable for Workshop, Storage and Distribution uses (STPP)

Available TO LET individually or together on terms to be agreed

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63 Churchgate Street
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Description

Building 1 & 2 Finchley House are located off Finchley Avenue on the Mildenhall Industrial Estate in Mildenhall. The industrial Estate is located north of the Town which sits next to the A11 trunk road. The A11 provides road links to Norwich, Cambridge and London via the M11.

Building 1 is a semi-detached workshop / warehouses of steel portal frame construction under an insulated steel profile roof. The unit provides mostly open plan production and warehouse space with good light supplied from north facing roof lights. The unit further benefits from access to a first floor area containing a WC block, 10 ton gantry crane and modern high bay lighting.

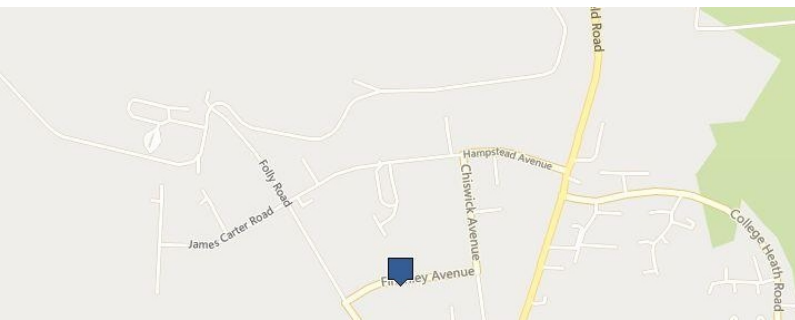
Building 2 is a detached workshop / warehouse of steel portal frame construction under an insulated steel profile roof. The unit provides mostly open plan production and warehouse space with good light supplied from north facing roof lights. The unit further benefits from a first floor mezzanine floor level and two WC's.

Externally both units can be accessed on two sides over a concrete roadway and the public highway. The units have dock loading bays off Finchley Avenue and a level access door to the side of the building.

Accommodation

The property has been measured to produce the following Approximate NIAs:

Building 1	925.01 Sq M	9,957 Sq Ft
Building 2	1,065.66 Sq M	11,471 Sq Ft
Total	1,990.66 Sq M	21,428 Sq Ft



Availability

The units are available to let individually or together on terms to be agreed.

Rent

Building 1 - £35,000 per annum exclusive
Building 2 - £40,000 per annum exclusive
Together - £75,000 per annum exclusive

VAT

Option to tax to be confirmed, all prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Business Rates

Building 1 - The rateable value is £20,250 (2017)
Building 2 - The rateable value is £25,500 (2017)

Service Charge

The tenant will be responsible for a fair and reasonable proportion of the service charge.

Costs

Each party will bear their own legal costs but the ingoing tenant will pay any abortive costs incurred by the landlord.

Use & Planning

The premises have most recently been used for storage and distribution uses within a B8 use. The premises may be suitable for B1, B2 and B8 uses subject to planning permission.

EPC

The warehouses are not heated therefore an EPC is not required.

Viewing & Further Information

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REF: / 29.04.21

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