



20a & 20b Market Place, Mildenhall, Suffolk IP28 7EF

MODERN FIRST FLOOR OPEN PLAN OFFICES / TRAINING ROOMS

- Two first floor office suites from 3,013 sq. ft (278 sq. m) up to 6,157 sq ft (572 sq m)
- Suitable for various alternative uses subject to planning
- Predominantly open plan with suspended ceilings and recessed lighting
- Town centre location, close to Sainsburys and the bus station
- Some on site parking and located close to the town's main free car parks

LOCATION

Mildenhall is a busy market town located along the A1101. There is excellent vehicle access to a number of main arterial roads providing convenient routes between Norwich, Cambridge and London via the A14, A11 and M11.

Mildenhall is situated approximately 12 miles from Bury St Edmunds, 23 miles from Cambridge, 76 miles from London, 42 miles from Norwich and 54 miles from Felixstowe.

The offices are located in the heart of the town centre and close to Sainsbury's and the bus station within Mildenhall's main precinct area. Other occupiers nearby include the CO-OP supermarket, Lloyds Pharmacy, KFC, Hallmarks Card Shop and Wilkinson's.

DESCRIPTION

The property comprises two first floor office suites. Suite 20a was previously occupied by West Suffolk College and comprise an open plan training room with various offices and meeting rooms. The suite is accessed from two separate entrances from the main precinct. Suite 20b is open plan but could quite readily be sub divided into individual offices.

Suite 20a has suspended ceilings with recessed lighting, carpeted floors, storage heating, male and female communal WCs. 20b has strip lighting, carpeted floors, male and female communal WCs.

Externally, there is a on-site car park, providing two spaces. The town's main free car park is also located close to the building.

ACCOMMODATION

The following approximate Net Internal Area is provided:

20a:	3,013 sq. ft	(278 sq. m)
20b:	3,144 sq. ft	(292 sq. m)
Total:	6,157 sq. ft	(572 sq m)

RENT

20a - £17,500 pa exclusive

20b - £17,500 pa exclusive

SERVICES

Mains electricity, water and sewerage are all connected but have not been tested.

LEASE TERMS

The offices are available on a new lease either as a whole or in part, on terms to be agreed.

VAT

The landlord reserves the right to charge VAT on the rent, service charge and any other outgoings in accordance with current legislation.

SERVICE CHARGE

A service charge will be levied to cover the cost of maintaining the common areas.

RATING

The office suites were included in the 2017 Ratings List as "offices and premises" and have the following rateable values:

20a - £17,000

20b - £16,500

For further information please contact Anglia Revenues Partnerships on 01362 656871.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in the transaction. The ingoing tenant will be asked to provide an undertaking to pay the landlord's abortive legal costs should they withdraw from the transaction once solicitors have been instructed.

VIEWING & FURTHER INFORMATION

For viewings or further information please contact the joint sole agents Hazells Chartered Surveyors on **01284 702626** or email the following:

Richard Pyatt MRICS

richard@hazells.co.uk

Edward King

edward@hazells.co.uk

Viewings strictly by appointment only with Hazells.

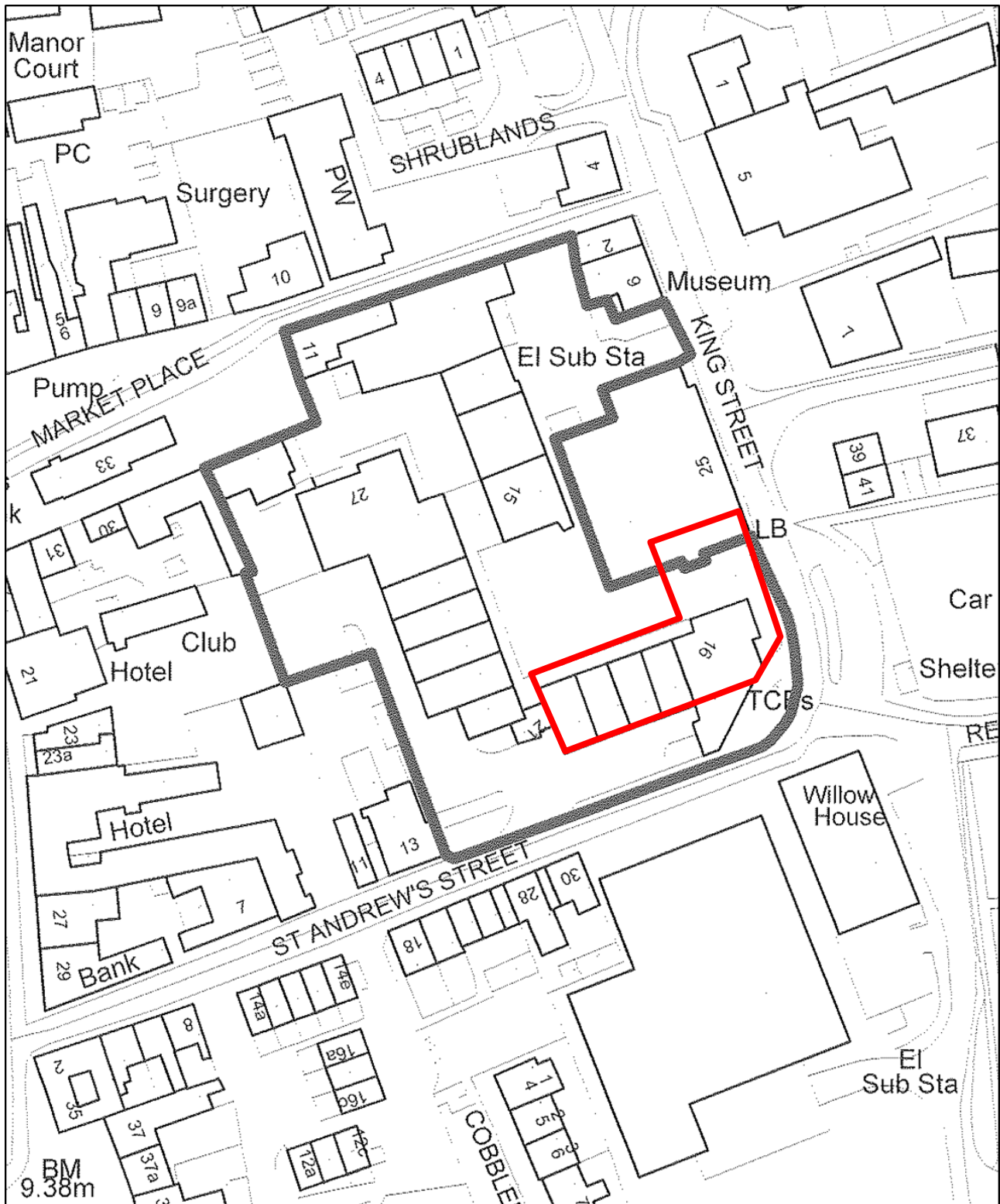


Figure 1 - Approximate location of first floor offices

Hazells is a trading name of Hazells & Co (BSE) Ltd. Registered in England No. 6279351

NOTE: Hazells for themselves and for the vendors or lessors of this 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 lessees, and do not constitute nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees 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 item; (iii) no person in the employment of Hazells has any authority to make or give any representation or warranty whatever in relation to this property.