



**TO  
LET**  
(MAY SELL)

## VEHICLE DEPOT WITH EXTENSIVE SECURE CONCRETE YARD

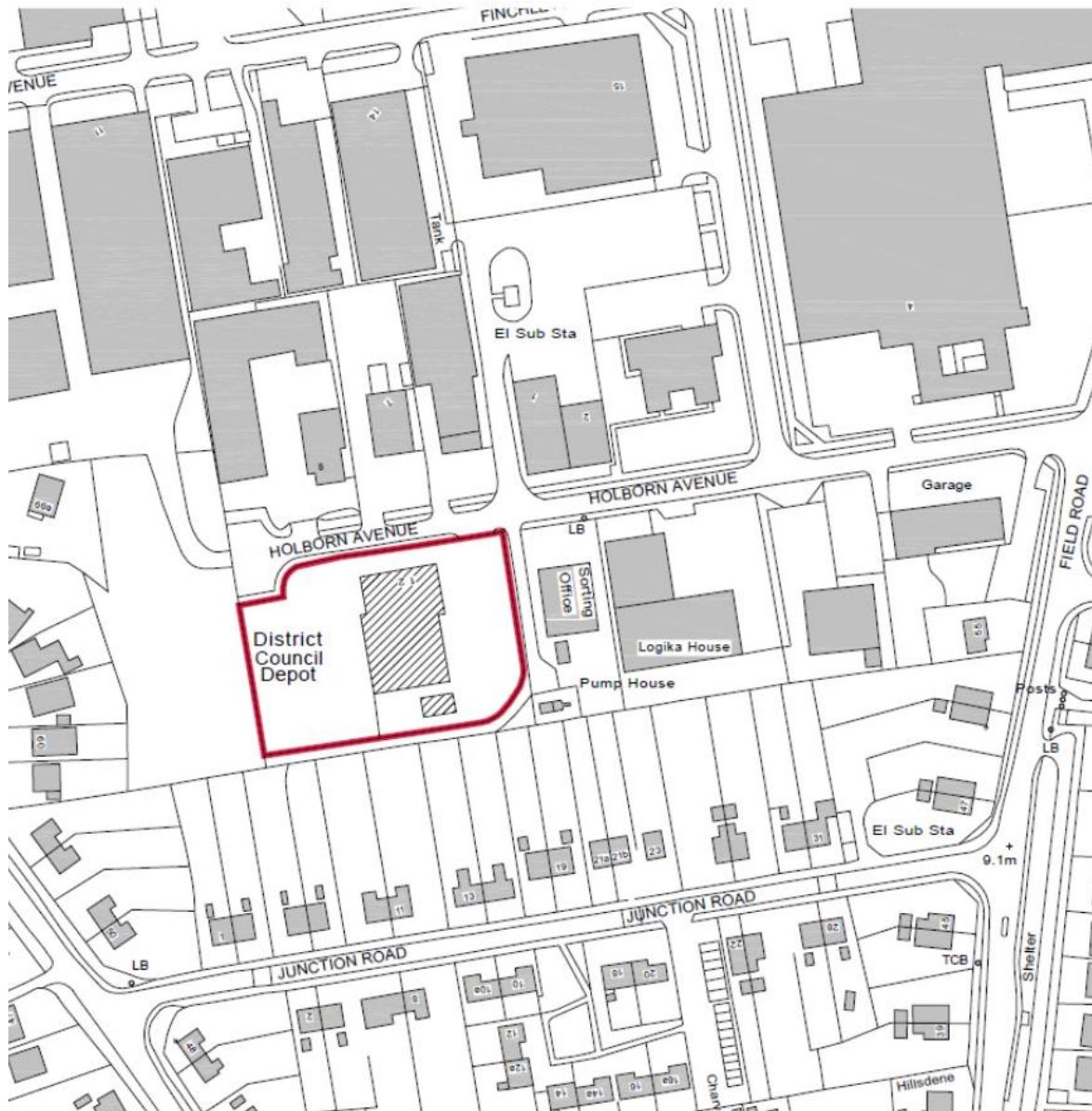


Holborn Avenue, Mildenhall, Suffolk, IP28 7AN

## Property Overview

- Modern, purpose-built vehicle depot
- Suitable for a variety of alternative uses (*s.t.p.*)
- Gross internal floor area of 7,072 sq ft (657 sq m)
- Secure fenced, gated and flood lit site extending to 1.17 acres (0.47 hectares)
- High quality accommodation including offices, workshop, staff welfare and canteen/mess room
- Potential to extend/construct new buildings (*s.t.p.*)
- Within two miles of the A11 at Barton Mills



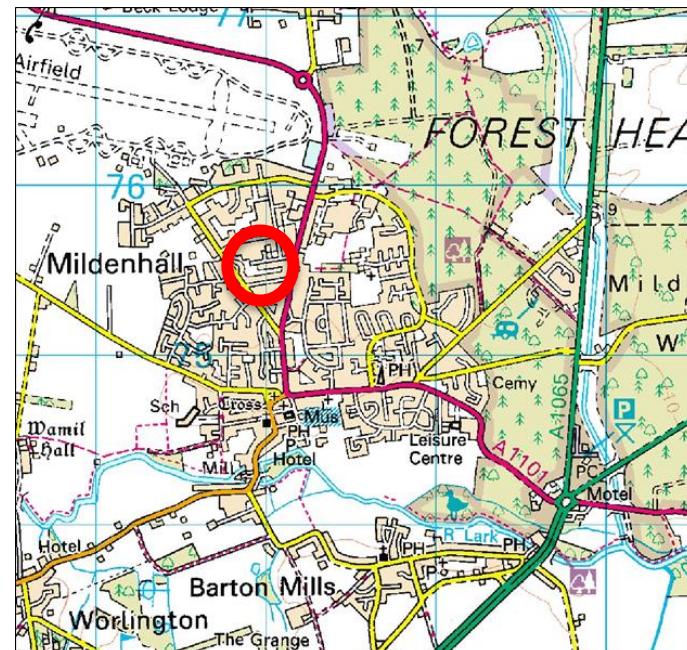


### Location

The property is situated on Holborn Avenue which forms part of the Mildenhall Industrial Estate, approximately one mile north of the town centre. Mildenhall is situated adjacent to the A11, which provides excellent access between Norwich and the A14/M11 linking the eastern coastal ports to the Midlands. The military bases of RAF Mildenhall & RAF Lakenheath are both within close proximity to the property.

The nearest notable settlements to the subject property are:

- Mildenhall 1 mile south
- Bury St Edmunds 13 miles south east
- Cambridge 24 miles south west
- Norwich 43 miles north east
- Felixstowe 55 miles south east
- London 78 miles south west



## Description

The property comprises a modern, purpose built vehicle depot constructed in 2008 / 2009. The building comprises workshop /warehouse, office and staff welfare facilities and is set on a secure fenced & gated site. The following accommodation and specifications are provided:

### Ground floor welfare facilities

- Generous Male WCs & disability compliant WC
- Locker and shower room
- Break out/kitchen
- Three further store/ancillary rooms & plant room



### First floor offices

- Large open plan office and three further office/meeting rooms
- Female WC & locker areas
- Kitchen
- Air conditioning throughout offices
- Suspended ceilings with recessed PIR lighting
- Perimeter trunking for IT cabling
- Passenger lift



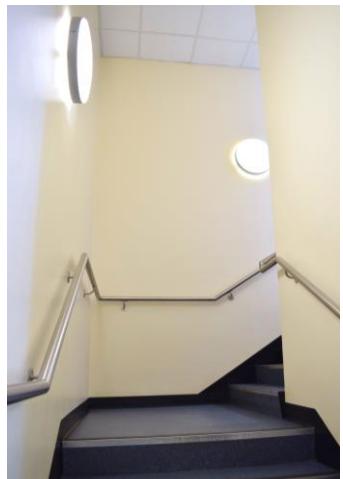
### Warehouse / workshop

- Two large electrically operated loading doors
- Internal eaves height of approximately 4.59m (15ft)
- Gas fired space heater
- Florescent strip lighting



### External yard

- Fenced & gated concrete yard area (total site area 1.17 acres)
- Three vehicle access points from Holborn Avenue
- Flood-lit yard
- Marked parking for 37 cars (including 2 disabled spaces)
- Bunded fuel tank & vehicle wash down area with interceptors



## Accommodation

The building provides the following approximate Gross Internal Areas:

FLOOR	USE	SQ FT	SQ M
Ground	Welfare & ancillary	2,070	192.27
	Workshop/warehouse	2,501	232.36
First	Offices	2,501	232.36
TOTAL		7,072	657.00

The overall site extends to approximately 1.17 acres (0.47 ha).

## Tenure

A new lease on full repairing and insuring terms to be agreed. Alternatively a sale of the freehold interest with vacant possession will be considered.

## Rent & Price

A rent of £75,000 per annum, exclusive of VAT. Freehold price on application

## Business Rates

The Rateable Value will require re-assessment by the VOA.

## VAT

The property is elected for VAT which will be charged on the rent and freehold price.

## EPC

B-46. A full copy of the report is available from the agents.

## Planning

The property was granted planning consent in September 2008 under application F/2008/0587/FUL for the 'Erection of replacement depot building including offices, improved staff facilities, refuelling bay, wash down bay and additional car parking'. A full copy of the planning consent is available from the West Suffolk Planning Portal.

Alternative uses may be considered subject to Landlord agreement and any necessary change of use application.

## Services

Electricity, gas and mains water & sewerage are present; however, the services have not been tested.

## Legal Costs

A payment will be required for £350 (plus VAT) toward the Landlords / Vendors legal cost incurred in producing draft documentation.

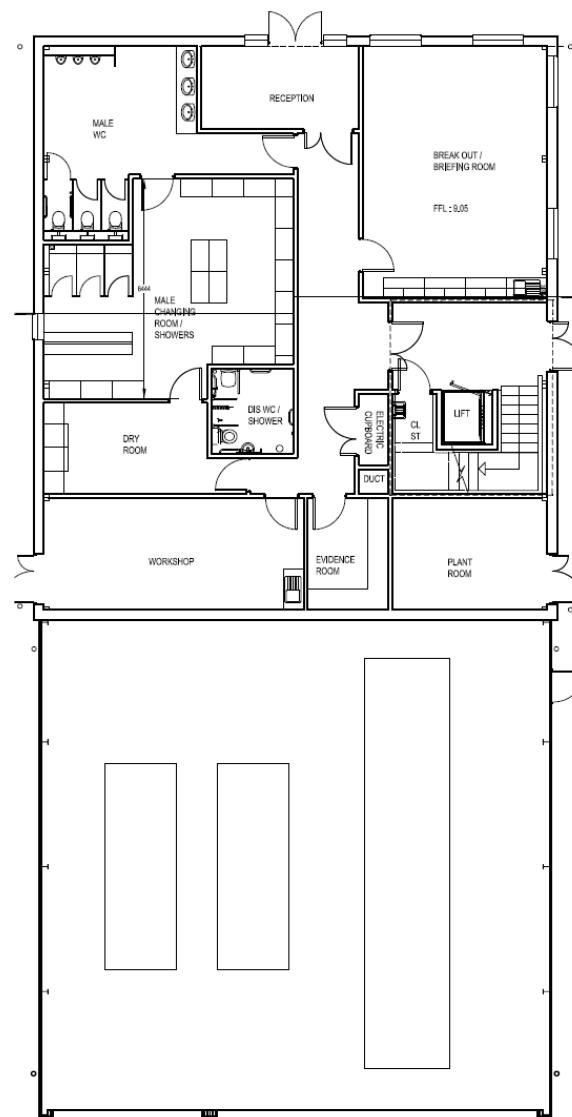
## Viewing & Further Information

For viewings and further information please contact the sole marketing agent, Hazells Chartered Surveyors - 01284 702626

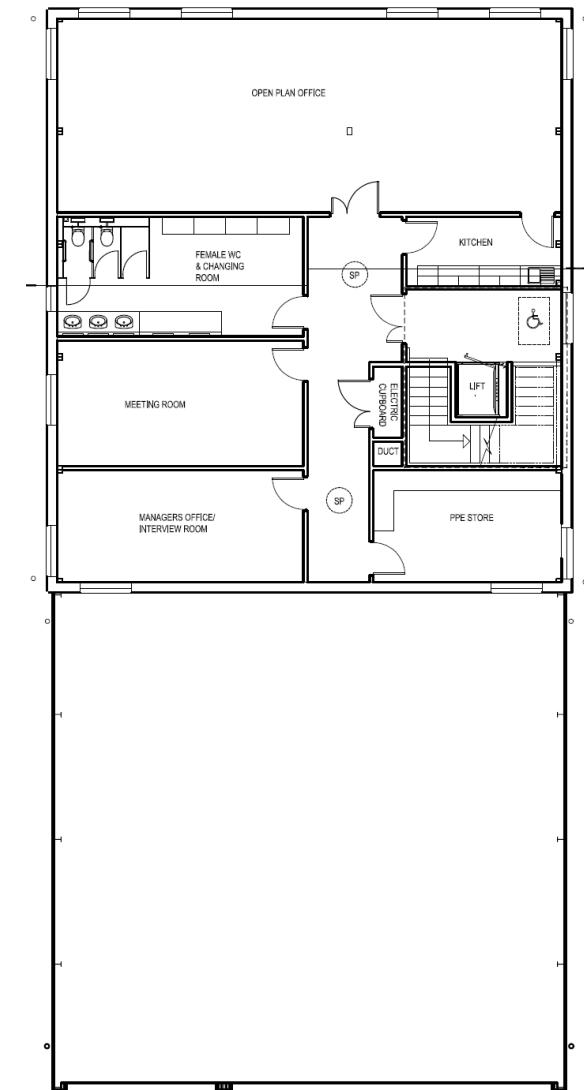
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Ground floor



First Floor





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