

PROMINENT DETACHED UNIT

Delmore House

18 Chiswick Avenue, Bury St. Edmunds, IP28 7AY

Detached Light Industrial, Warehouse or Trade Counter Unit To Let

6,537 sq ft
(607.31 sq m)

- Approximate Gross Internal Area of 6,537 sq ft (607.5 sq m)
- Detached industrial unit with integral two storey office
- Prominently fronting Chiswick Avenue
- Popular industrial estate approximately one mile from Mildenhall town centre
- Internal eaves height of 4.57m
- Concrete forecourt providing on-site parking and loading

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Summary

Available Size	6,537 sq ft
Rent	£35,500 per annum
Rates Payable	£13,223.50 per annum Based on the 2026 valuation, coming into effect in April.
Rateable Value	£39,250
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs. The tenant is required to provide an undertaking for abortive costs.
Estate Charge	N/A
EPC Rating	G (180)

Description

The property comprises a single storey detached industrial unit with integral two storey offices on a site of approximately 0.255 acres (s.t.s.). The unit is of steel frame construction with brick & block elevations, under an insulated flat roof. A full height roller shutter door is provided. The unit has concrete floors, suspended strip fluorescent lighting, three phase electricity supply, two oil fired hot air blowers. An internal eaves height of 15 ft. (4.57 m) is provided. Two storey office and welfare facilities are provided at the front of the unit comprising, office, entrance lobby, WCs and modern kitchen facilities. The offices have plastered and painted walls & ceilings, carpeted floors, air conditioning to part, and LED lighting to part.

Externally there is a concrete surfaced forecourt providing parking to the front and side of the building.

Location

The property is situated on Chiswick Avenue which forms part of the Mildenhall Industrial Estate, approximately 1 mile north of the town centre. Mildenhall is situated 42 miles from Norwich, 25 miles from Cambridge and 12 miles from Bury St Edmunds and is adjacent to the A11, which provides excellent access between Norwich and the A14/M11 linking the eastern coastal ports to the West Midlands. The military bases of RAF Mildenhall & RAF Lakenheath are both within close proximity.

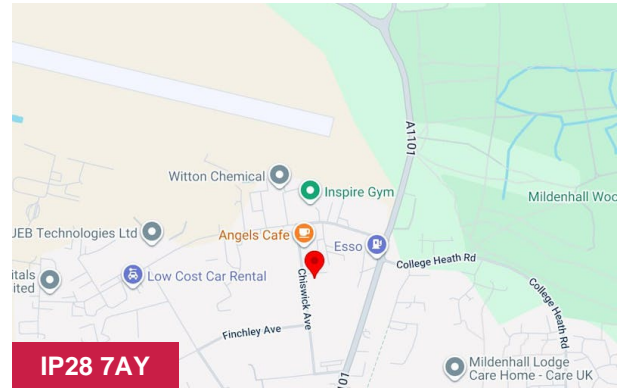
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	4,707	437.29	Available
Ground - offices	915	85.01	Available
1st - Office	915	85.01	Available
Total	6,537	607.31	

Terms

A new lease on terms to be agreed, subject to surrender of the existing lease.



Viewing & Further Information



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