

**MODERN STARTER UNIT TO LET**

## Unit 2

Wallis Court, James Carter Road, Mildenhall, IP28 7DD

### **Light Industrial/Clean Production/Office in an Established Business Location.**

**963 sq ft**  
(89.47 sq m)

- Specification includes double glazed UPVC windows and three phase electricity
- Suitable for a variety of uses within class E
- 100% small business rates relief available to qualifying businesses
- Well located approximately one mile north of Mildenhall Town Centre

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## Summary

<b>Available Size</b>	963 sq ft
<b>Rent</b>	£11,000 per annum
<b>Rates Payable</b>	£4,241.50 per annum Based on the 2026 valuation, coming into effect in April.
<b>Rateable Value</b>	£8,600
<b>Service Charge</b>	N/A
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs. Tenant to pay £350 + VAT towards the Landlords cost of producing the lease
<b>Estate Charge</b>	£330 per annum Minimum contribution
<b>EPC Rating</b>	D (81)

## Description

Unit 2 Wallis Court is a brick-built, mid-terraced unit suitable for storage, light industrial, or office use. Inside, the space is partitioned and features wood-effect laminate flooring, painted blockwork walls, and LED strip lighting. It includes three-phase power, a kitchenette, one WC, and an entrance lobby to the front.

The property has a single entrance door with double-glazed UPVC windows, all protected by roller shutters from the inside. The floor-to-ceiling height is approximately 2.6 metres. Externally, there are four allocated parking spaces plus one shared disabled bay.

This unit provides frontage to James Carter Road and is an excellent opportunity for new or established businesses.

## Location

The unit is situated on Wallis Court which is a development of business units off James Carter Road, forming part of the Mildenhall Industrial Estate. The estate is approximately 1 mile north of Mildenhall Town Centre. Mildenhall is situated immediately adjacent to the A11, which provides excellent access between Norwich and the A14/M11. RAF Mildenhall and RAF Lakenheath are located close to the property.

## Accommodation

The accommodation comprises of the following

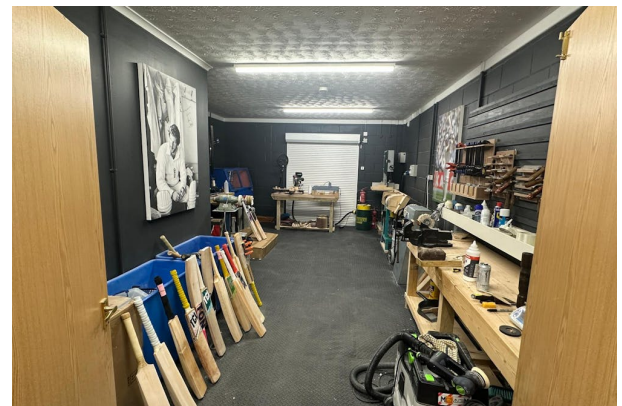
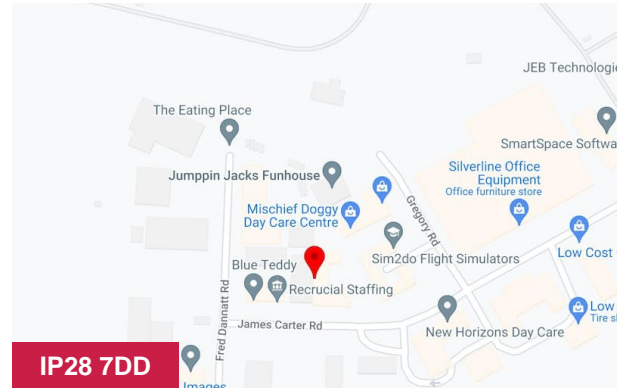
Name	sq ft	sq m	Availability
Unit - 2	963	89.47	Available
<b>Total</b>	<b>963</b>	<b>89.47</b>	

## Viewings

Please contact Hazells Chartered Surveyors to arrange a viewing.

## Terms

The property is available on a new lease on terms to be agreed.



## Viewing & Further Information



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