



**Unit 15
Home Farm Dairy
Mildenhall
SN8 2FR**

**Industrial Unit with Offices
Extending to 3,043 SqFt (282.70 SqM)**

- **Maximum warehouse height 7.53M**
- **High Specification Offices**
- **Concrete turning & circulation space**
- **Well presented business environment**
- **Conveniently located to serve Marlborough**
- **10 miles to J15 of the M4**

LOCATION

The property is located approximately 2.5 miles to the east of Marlborough town centre and 10 miles from J15 of the M4.

DESCRIPTION

The property comprises a steel portal framed industrial building under an overclad roof with part steel and part block elevations. The warehouse offers a clean storage facility having been previously used for food storage with an eaves height of 4M rising to 7.53M and LED lighting. The loading door is 4m high x 3m wide. Well presented two storey offices are located to the front of the building. The specification includes double glazed windows, painted walls, fully carpeted, electric heating, excellent welfare facilities, ground and first floor W/Cs. The unit benefits from external concrete yard areas providing good loading and circulation space.

QUOTING RENT

£22,500 per annum, exclusive.

TERMS

The unit will be available to let on full repairing and insuring terms with a service charge to cover the maintenance of common areas.

ACCOMMODATION

	SqM	SqFt
Warehouse	145.04	1561.25
Mezz	15.78	169.87
Grd & 1st floor Offices	121.90	1312.11
Total	282.72	3043.24

PLANNING

The most recent use of the building was warehouse storage with ancillary office. Prospective tenant should make their own enquiries in respect of their intended use of the property.

EPC

An EPC Report has been commissioned a certificate is awaited.

VIEWINGS

Viewings can be arranged by prior appointment with sole agents Carter Jonas.

RATEABLE VALUE

Rates are to be assessed, however prospective tenants are advised to make their own enquiries with regard to their own circumstances with the Local Valuation Office.

VAT

All prices quoted are exclusive of VAT.

LEGAL COSTS

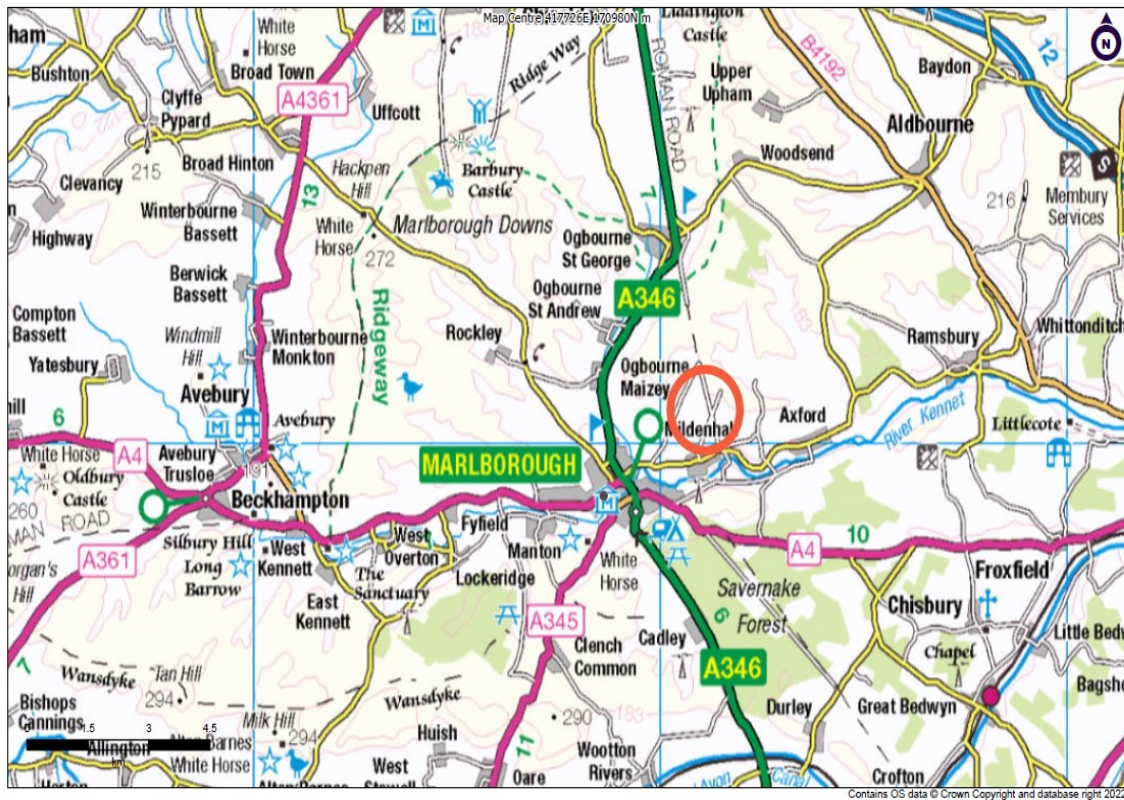
Each party is to be responsible for their own legal costs incurred in the transaction.

SERVICES

We are advised that the property has a three phase electricity supply. Prospective occupiers to make their own enquiries in respect of the availability and capacity of services.



SUBJECT TO CONTRACT



For Identification Purposes Only

FURTHER INFORMATION

Should you require further information please contact:

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IMPORTANT INFORMATION

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January 2025

Carter Jonas