



**Unit 8C**  
**Home Farm Dairy**  
**Mildenhall**  
**SN8 2FR**

**Storage Unit**

**Extending to 1,598 SqFt (148.53 SqM)**

- **Storage facility.**
- **Well presented business environment.**
- **Conveniently located to serve Marlborough.**
- **10 miles to J15 of the M4.**

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## LOCATION

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

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## DESCRIPTION

The property comprises a storage facility. The unit benefits from a loading door to front. Externally concrete yard areas provide good loading and circulation space.

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## QUOTING RENT

£12,750 per annum, exclusive.

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## 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.

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## ACCOMMODATION

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Storage Unit	148.53 Sq M	1,598 Sq Ft
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## PLANNING

We are advised that the building has consent for storage.

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## EPC

An EPC is not required as the building is for storage only and does not have heating.

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## VIEWINGS

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

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## 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.

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## VAT

All prices quoted are exclusive of VAT if applicable.

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## LEGAL COSTS

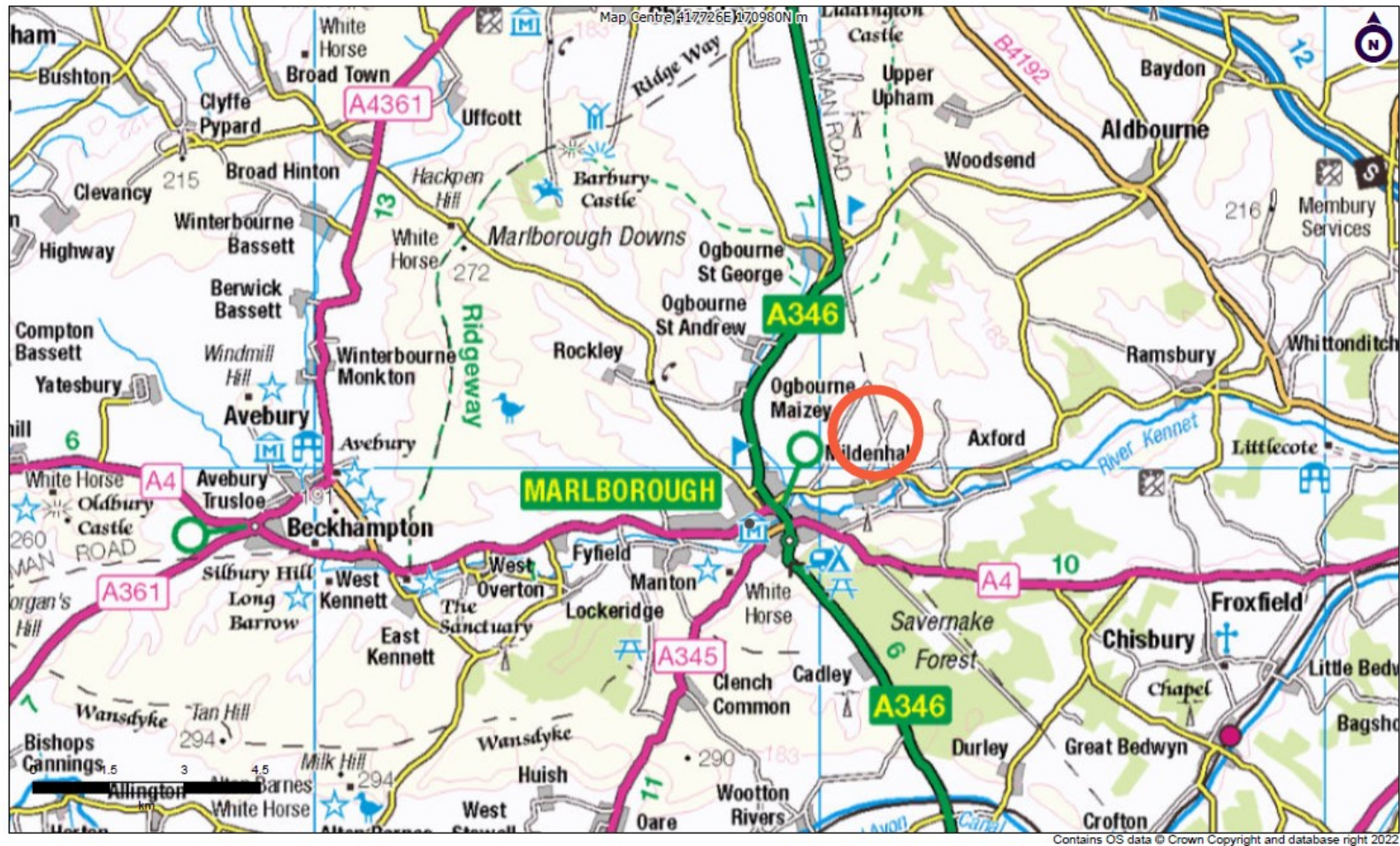
Each party is to be responsible for their own legal costs incurred in the transaction.

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## SERVICES

We are advised that mains services are connected. 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:

[www.carterjonas.co.uk](http://www.carterjonas.co.uk)

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## IMPORTANT INFORMATION

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February 2025

**Carter Jonas**