

For Identification Purposes Only



Unit 23
Home Farm Dairy
Mildenhall
SN8 2FR

Brand New Storage Unit
Extending to 2,907 Sq Ft (270.06 Sq M)

- **Detached New Building**
- **6m Eaves height**
- **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 brand new detached steel portal framed storage building under an insulated steel roof with part steel and part block elevations. There are capped off services available for a toilet to be installed. The unit benefits from a loading door to front. Externally concrete yard areas provide good loading and circulation space.

QUOTING RENT

£25,000 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

Storage Unit	270.06 Sq M	2,907 Sq Ft
--------------	-------------	-------------

PLANNING

We are advised that the building has consent for storage.

EPC

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

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 if applicable.

LEGAL COSTS

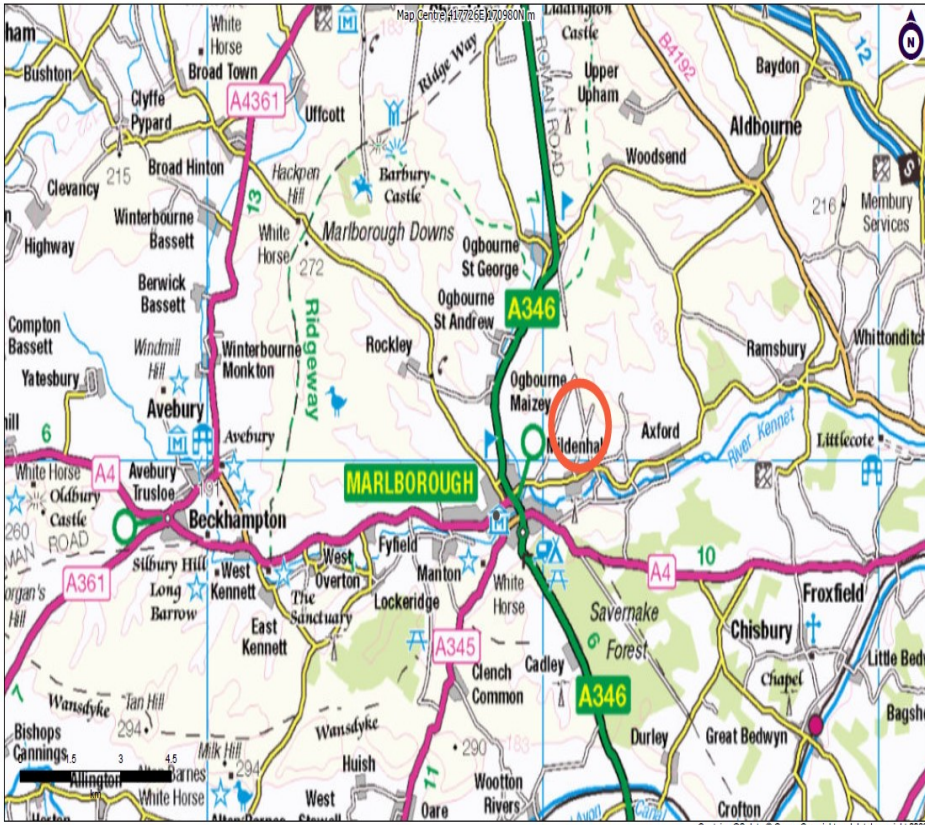
Each party is to be responsible for their own legal costs incurred in the transaction.

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



Client:
 Project: Contains OS data © Crown Copyright and database right 2022 |
 Title: ArcGIS Web Map
 Scale: 1:100,000 @A4 Date: 1/10/2024
 Drawn By: ArcGIS Web AppBuilder Dwg no:

Carter Jonas
 Two Snow Hill, Birmingham, B4 6DA
 T: 0121 794 6200
 cjonas.co.uk
 OS Copyright: 05/10/2004/08

For Identification Purposes Only



FURTHER INFORMATION

Should you require further information please contact:

www.carterjonas.co.uk

St. Catherine's Court, Berkeley Place, Bristol, BS8 1BQ

Alison Williams MRICS

0117 922 1222 | 07917 041109

Alison.Williams@carterjonas.co.uk

Ed Cawse

0117 922 1222 | 07425 632476

Ed.Cawse@carterjonas.co.uk

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

January 2024

Carter Jonas