

# TO LET

Carter Jonas

For Identification Purposes Only



**Unit 13A**  
**Home Farm Dairy**  
**Mildenhall**  
**SN8 2FR**

**Storage Unit**  
**2,939 Sq Ft (273 Sq M)**

- Good turning & circulation space.
- 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 portal framed storage building under an overclad steel roof with part steel and part block elevations. 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

£17,500 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	273 Sq M	2,939 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

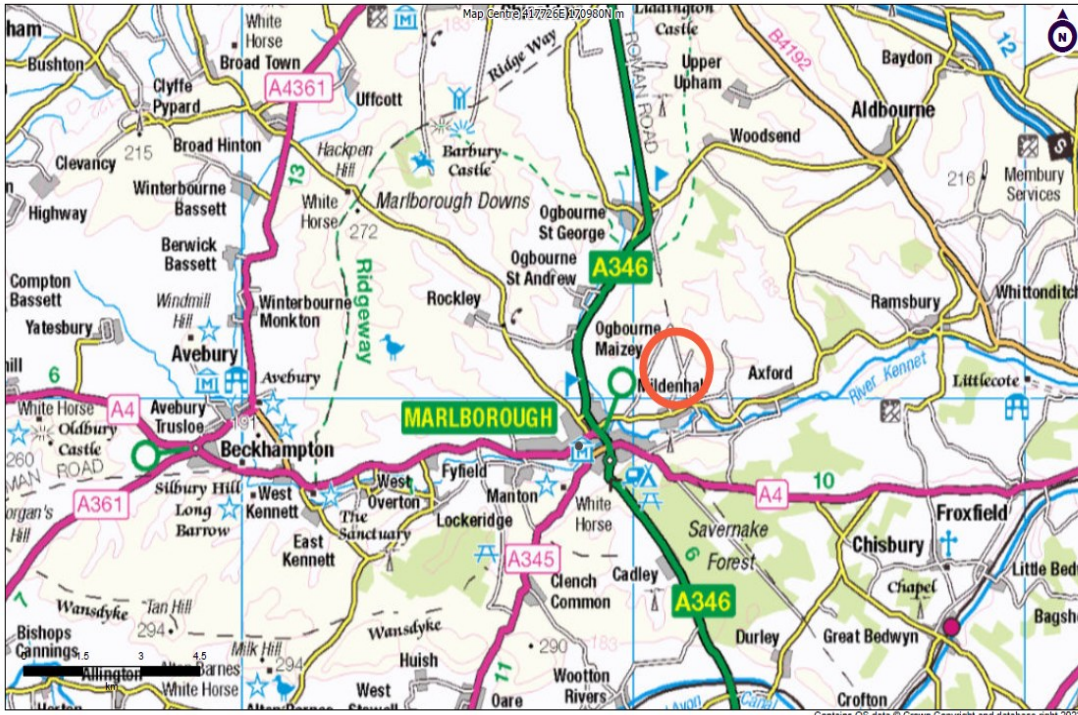
Each party is to be responsible for their own legal costs incurred in the transaction.

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## SERVICES

Mains electricity is connected. Prospective occupiers to make their own enquiries in respect of the availability and capacity of services.

**SUBJECT TO CONTRACT**



**Carter Jonas**  
Two Snow Hill, Birmingham, B4 6DA  
T: 0121 714 5200  
carterjonas.co.uk  
OS Copyright: 05102004458

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:



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<http://homefarmminal.co.uk>

## FURTHER INFORMATION

Should you require further information please contact:  
  
[www.carterjonas.co.uk](http://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](mailto:Alison.Williams@carterjonas.co.uk)

**Ed Cawse**

0117 922 1222 | 07425 632476  
[Ed.Cawse@carterjonas.co.uk](mailto:Ed.Cawse@carterjonas.co.uk)

## IMPORTANT INFORMATION

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**March 2025**

**Carter Jonas**