

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.**

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 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.

QUOTING RENT

£17,500 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

Storage Unit	273 Sq M	2,939 Sq Ft
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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

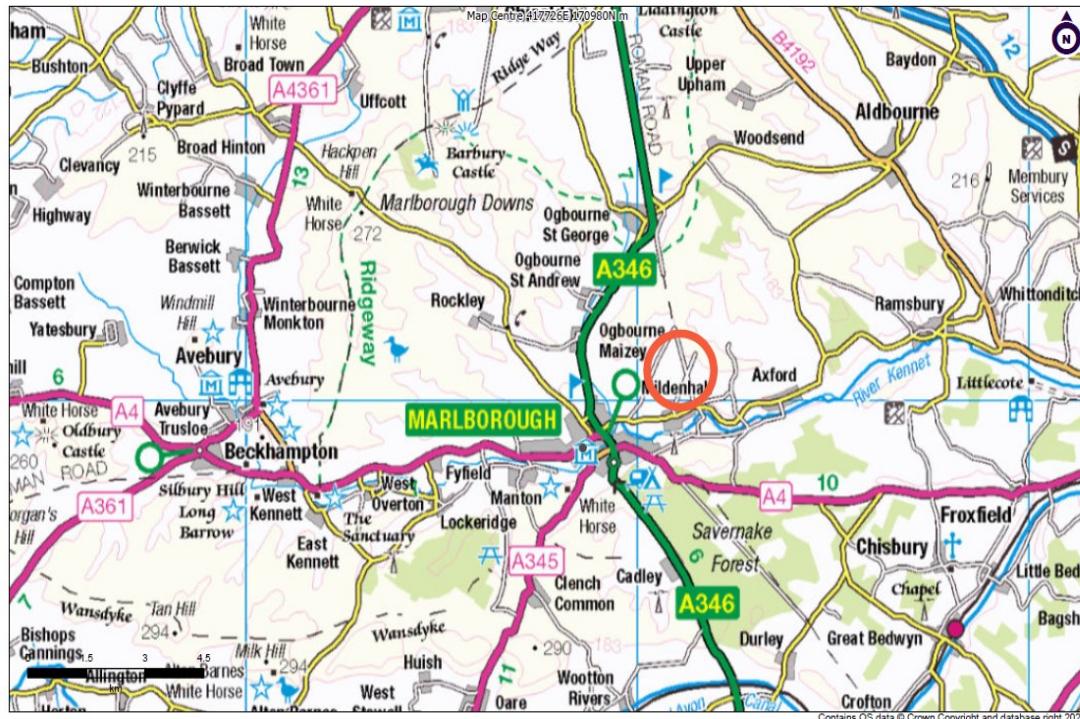
All prices quoted are exclusive of VAT if applicable.

LEGAL COSTS

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

SERVICES

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



Carter Jonas

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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

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IMPORTANT INFORMATION

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March 2025

Carter Jonas