



**Lock Ups & Storage**  
**Home Farm Dairy**  
**Mildenhall**  
**SN8 2FR**

**Lock Ups & Storage**  
**From 194—1,598 SqFt (18—148.53 SqM)**

- **Storage facility.**
- **Well presented business environment.**
- **Conveniently located to serve Marlborough.**
- **10 miles to J15 of the M4.**
- **Rents from £2,000 per annum excl.**

## 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 storage and lock ups in a variety of sizes. Externally concrete yard areas provide good loading and circulation space. There is access to communal welfare facilities.

## QUOTING RENT

Home Farm Lock Ups	SqM	Sq Ft	£ Rent / An-num Excl
Lock Up 1 & 2	27	288	3,000
Lock Up 3	18	194	2,000
Lock Up 4	18	194	2,000
Lock Up 5	31	335	3,500
Lock Up 6 & 7	20	218	2,500

## 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

Home Farm Lock Ups	SqM	SqFt
Lock Up 1 & 2	27	288
Lock Up 3	18	194
Lock Up 4	18	194
Lock Up 5	31	335
Lock Up 6 & 7	20	218

## PLANNING

We are advised that the building has consent for storage.

## EPC

An EPC is not required as the buildings are for storage only and do 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.

Please note there are no rates payable for the smaller units.

## VAT

All prices quoted are exclusive of VAT if applicable.

## LEGAL COSTS

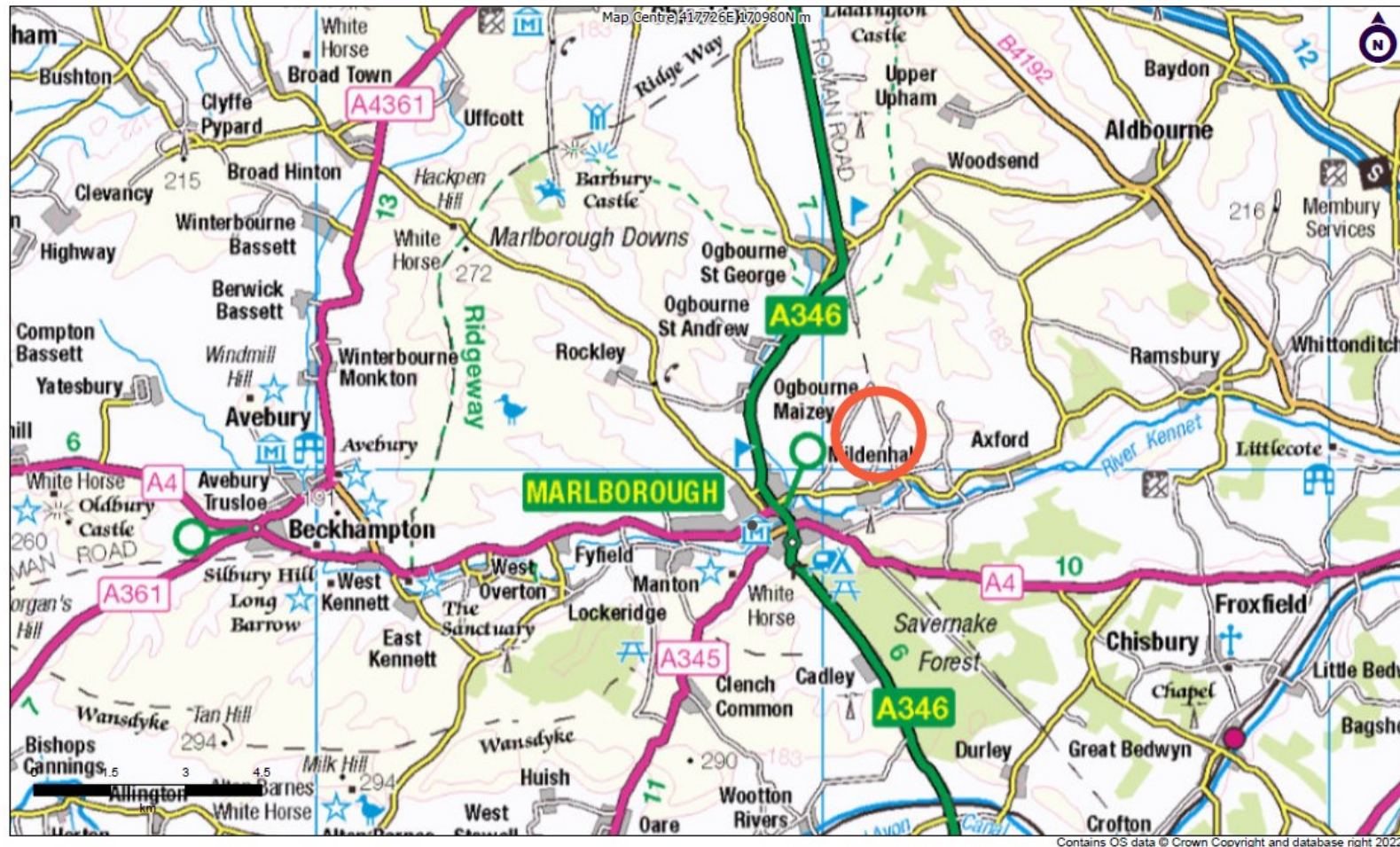
Each party is to be responsible for their own legal costs incurred in the transaction.

## SERVICES

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

**SUBJECT TO CONTRACT**





For Identification Purposes Only

<http://homefarmminal.co.uk>

## 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**