

4 New Street, Mildenhall, Suffolk, IP28 7EN

Tel: 01638 712132

mildenhall@shiresresidential.com

www.marshallbuckandcasson.co.uk



Office C, 4a New Street, Mildenhall, Suffolk IP28 7EN

£350 PCM

A centrally situated ground floor serviced office within the town of Mildenhall. Electricity, gas & water included. Use of toilets and kitchen facility. Air-conditioning & heating included. Approximately 100 SQ FT. Office furniture is available by negotiation.

The property is to be let on an a licence. The licence terminable after twelve months by either party giving three months' notice in advance. Licence fee paid monthly in advance. A 5 week default deposit will also be required at the time of signing the licence agreement.

In-going Tenants will be required to make a contribution of £350 plus VAT towards the preparation of the Licence Agreement.

DESCRIPTION

This centrally situated office is located within a period building in the town centre of Mildenhall convenient for the centre of town and its amenities.

Ground floor service office with shared toilet and kitchen facilities. Comprising of office measuring 10' x 9' ; window to front aspect; radiators; power and light connected.

LOCATION

The historic town of Mildenhall is located close to the A11 giving excellent road communications into Norfolk and south into Cambridgeshire. Good education and leisure facilities within the town.

SERVICES

Mains electricity and water are believed to be connected. Telephone available (may require separate connection). Communal toilet and kitchen facilities.

COSTS

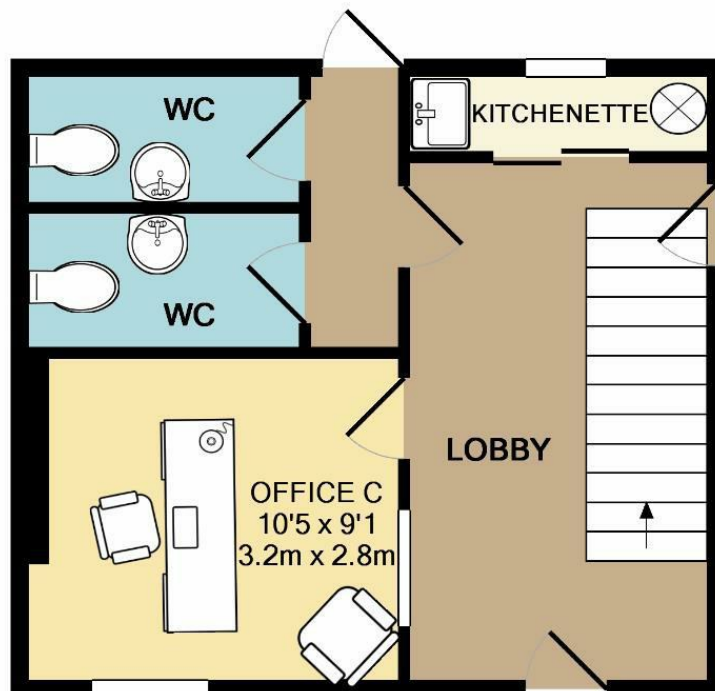
In-going Tenants will be required to make a contribution of £350 plus VAT towards the preparation of the Licence Agreement. These costs will apply whether or not the matter proceeds to completion. Additionally, the in-going Licensee will be required to pay a three month Licence Fee Deposit to the Licensor, which will be held for the duration of the Licence and redeemed on completion.

NOTE

These particulars do not constitute any part or offer of contract the details are for guidance only. Whilst believed to be correct accuracy is not guaranteed. All measurements stated are approximate, prospective tenant should rely on their own inspection and enquiries for entering into a contract for entering into a lease. No investigation of condition for any component part of the property described here has been undertaken and no warranty of fitness for purpose is given unless otherwise stated. All prices are exclusive of VAT.

DISCLAIMER

These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.



GROUND FLOOR
APPROX. FLOOR
AREA 314 SQ.FT.
(29.2 SQ.M.)

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