

Modern Architecturally Designed Office - For Sale

Cedar Lodge Chiswick Avenue, Mildenhall, Bury St. Edmunds, Suffolk, IP28 7BD

Merrifields



Size: 7,022 Sq Ft

High Quality Architecturally Designed Office


Low Energy Sustainable Design


Prominently located at front of Mildenhall Industrial Estate

Suitable for Office, Surgery, Day Centre or other E class uses

Available immediately For Sale freehold

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Merrifields Chartered Surveyors
63 Churchgate Street
Bury St Edmunds, IP33 1RH

Description

The building is located prominently on Chiswick Avenue at the entrance to Mildenhall Industrial Estate. Mildenhall has good access to the A11 which links Norwich to Cambridge and the wider road network.

The building consists of a detached architecturally designed office building over two levels on its own plot with green space and parking. The office compromises mostly open plan space with numerous meeting rooms and break-out areas over two levels. The ground floor is open plan and the first floor is also open sided via a mezzanine level.

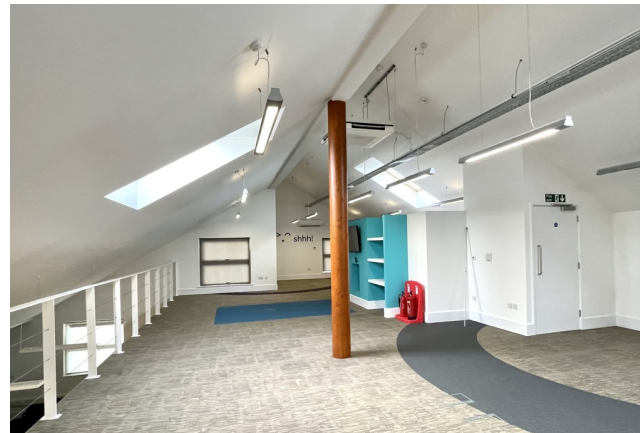
The building is of architectural interest and has many modern high specification fixtures and fittings which include; DDA Passenger lift, Electronic entrance doors, reception area, interview room, hanging LED lighting, large open plan break-out space, fish pond and architecturally decorated.

Accommodation

The property has been measured to produce the following approximate Net Internal Areas:

Ground Floor	396.87 Sq M	4,272 Sq Ft
First Floor	255.48 Sq M	2,750 Sq Ft
Total	652.34 Sq M	7,022 Sq Ft

The premises have 24 car parking spaces and green space which could be utilised subject to planning permissions.



Availability

The property is available FOR SALE freehold immediately

Price

Guide Price of £750,000 exc.

VAT

Option to tax to be confirmed, all prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Business Rates

The rateable value is £33,750 (2023).

Service Charge

None.

Costs

Each party will bear their own legal costs.

Use & Planning

The premises are suitable for a variety of commercial, business and service uses within class E of the use classes order including office, surgery, Day Centre and Nursery use (STPP).

EPC

The EPC rating is B (42).



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Viewing & Further Information

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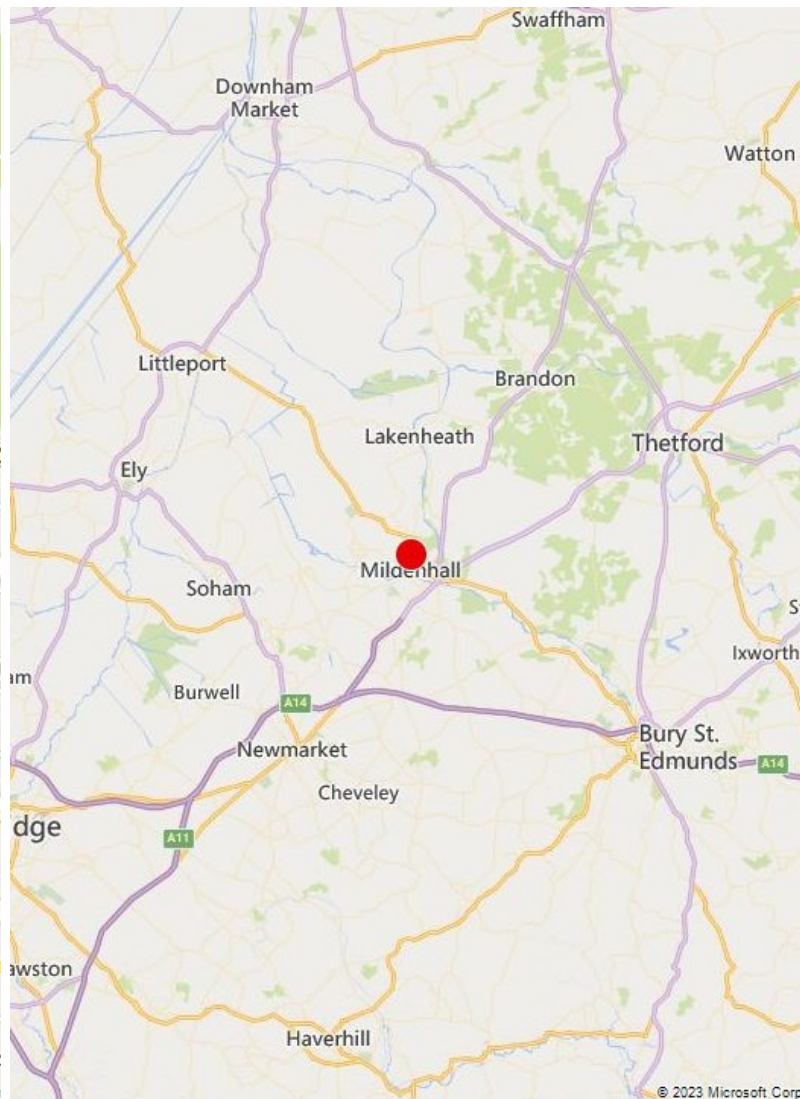
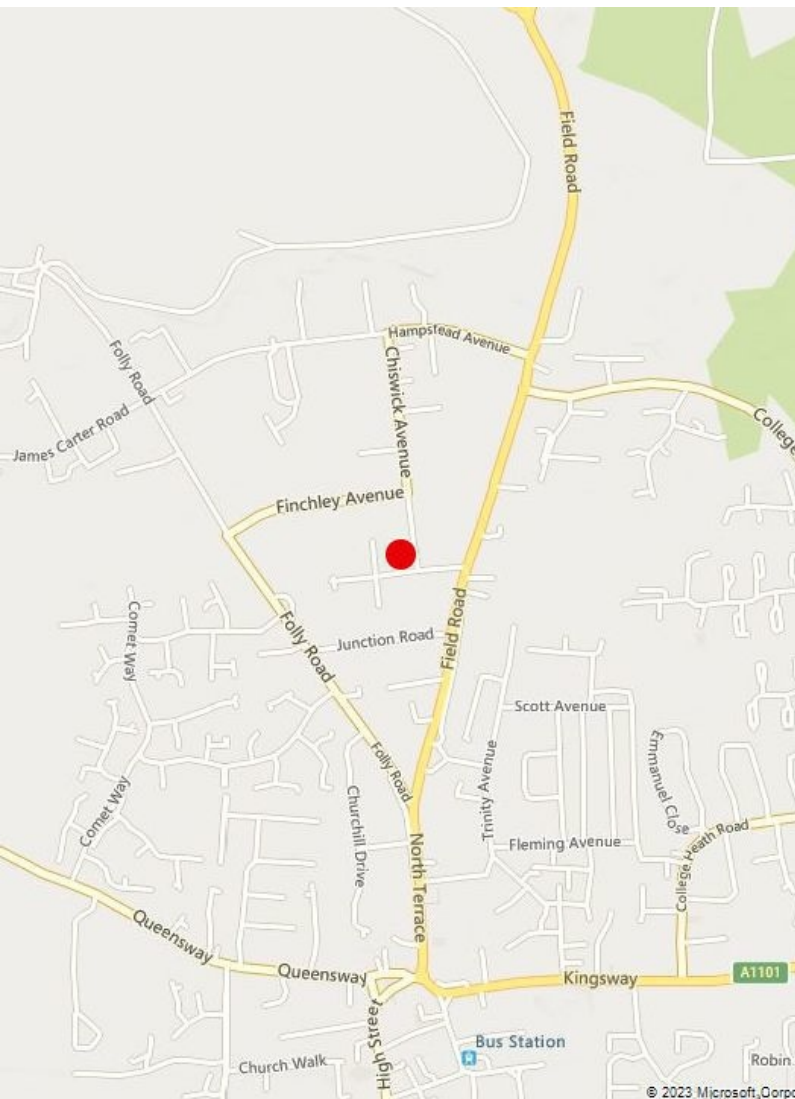
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REF: A0635 / 01.04.25

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