

Balmforth

Estate Agents, Valuers & Letting Agents



Summary of Commercial Sales & Lettings



In 2026, Balmforth Estate Agents in Mildenhall
reaches the milestone of 25 years of trading



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Introduction

We provide a range of Sales & Letting services for retail, office and small industrial units on both a freehold and leasehold basis.

- Rental & sales Assessment
- Quote on Lease/License terms
- Flexible range of services available
- Comprehensive marketing package
- A3 full colour particulars
- Proven commercial track record
- OPEN 7 DAYS A WEEK!



High Street - Mildenhall

Balmforth was founded in 1988 and Balmforth (Mildenhall) capitalises on the extensive local knowledge of the Managing Partner Robert Lewis BSc CEng FNAEA MARLA, who has lived in the area for over forty years and has run Balmforth for over 20 years.

OPEN 7 DAYS A WEEK

Monday - Friday 9.00am - 6.00pm

Saturday (Mildenhall) 9.00am - 4.00pm

Sunday (Mildenhall) 10.00am - 1.00pm



Lords Walk - Eriswell

We also have a dedicated satellite Rental Office in Lords Walk (Eriswell), adjacent to USAF Lakenheath Gate 2, giving easy access and parking for our many USAF Tenants.



Robert Lewis
Managing Partner
BSc CEng FNAEA MARLA



Gavin Cox
Senior Negotiator
(Commercial & Residential)

The staff at Balmforth have a comprehensive knowledge of the local area and offer a professional and friendly service which means that clients that use their services return to us time and time again.

Our Commercial Property department has extensive experience in Mildenhall and the surrounding areas, in both Commercial Sales, Lettings and Management.

Robert Lewis and Gavin Cox have established a successful reputation for Commercial activities in the local area, with a significant number of Sales & Lettings.

Our property details are more comprehensive than most Commercial Agents, with professional photography, A3 colour floor plans and Rightmove listing.

Sales Valuation

Value:

Property Value: £ _____
Marketing Figure: £ _____

Fees:

Sales Fee: _____ %
Sales Cost: £ _____ Exc.VAT

* Based on valuation but on completion is based on actual sales price

Notes:

Our standard agreement is a 16 Week Sole Selling Agent Agreement with two Weeks' Notice (at end of agreement)

We will confirm the above terms in writing

“Other Agents may match our fee but no one matches our Services!”

Key Features:

- * No Sale – No Fee
- * No Hidden Charges
- * No Cancellation Charges
- * Comprehensive Service
- * Open 7 days a week
- * All Clearly Explained 'Up Front'

Rental Valuation

Rental Assessment: £ _____ p.c.m

Marketing Fee: _____ %
Marketing Cost: £ _____ + VAT

We can get quotations for:

- Commercial EPC's
- Legal Costs

Examples of previous Commercial Sales & Lettings



This "Summary of Commercial Sales & Rentals" contains a very brief overview of our extensive range of services. If you require the full brochure, outlining our services in more detail, please contact the office and we can email or post a copy to you.

