

# Birchall Steel Consultant Surveyors

## MODERN LIGHT INDUSTRIAL WAREHOUSE UNIT ON THE TOWN'S PREMIER INDUSTRIAL ESTATE



**About 1,377 sq.ft.**

**UNIT 4  
MILLS ROAD  
SUDBURY  
SUFFOLK CO10 2XX**

**Available on a new lease  
Rent £7,000 per annum exclusive**

## **Location**

The premises are situated in Mills Road which is an extension of the road which in turn forms part of the Chiltern Industrial Estate, the town's premier business area. Major occupiers on this part of the estate include Ridgeons, Delphi, Dupont and Nestle. The town centre, railway and bus stations are all within one mile.

Sudbury itself is a busy and expanding market town with a population of around 22,000 (including Gt. Cornard), but which serves a much wider catchment area. The town is situated some 14 miles north west of Colchester, 13 miles south of Bury St. Edmunds and about 22 miles from the County town of Ipswich.

## **Description**

The property comprises a modern mid terraced industrial unit constructed in the 1980's by R W Mills Builders, local contractors of good repute. The building is constructed of steel portal frame with cavity brick cladding under a profiled steel roof. The building has a minimum eaves height of approximately 10' 6" and access into the main industrial areas by means of a pair of double timber doors, 8' 6" wide by 9' high. The building has been well maintained by the last occupier and provides the following accommodation, but please note that all dimensions and areas are approximate:

Gross internal floor area: 1,377 sq.ft.

The space is subdivided as follows:

Entrance lobby with kitchenette with stainless steel sink unit and hot water cylinder above. Access through to the main industrial area and to ladies and gents cloakrooms, each with WC and wash basin.

|                                   |                             |
|-----------------------------------|-----------------------------|
| Office:                           | 13'2" x 7'6"                |
| Workshop/warehouse area providing | 36' x 30' and 13'3" x 5'10" |
|                                   | 1157 sq.ft.                 |

Access is by means of a pair of double timber doors and there is fitted fluorescent strip lighting

## **Outside**

There is parking in front of the unit for three vehicles and further rights to use the communal car park shared with the adjacent units.

## **Services**

Main water, electricity and (three phase) supply and drainage are connected.

### **Outgoings**

The rateable value is £6,200. the multiplier for the current year is 42.6p

### **NOTE**

The building will qualify for Small Business Relief and with the recent extension of the Government's Scheme only a nominal sum will be payable between now and October 2012.

Further details available from the Agents.

### **Terms**

The unit is available to let on a new lease on effectively full repairing and insuring terms for a minimum term of three years.

### **Rent**

£7,000 per annum exclusive, payable monthly in advance.

### **VAT**

VAT is not chargeable on the rent

### **Viewing**

Strictly by prior appointment with the sole agents:

Birchall Steel Consultant Surveyors  
Old Bakery Mews  
6 King Street  
Sudbury  
Suffolk  
C010 2EB

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