

**MODERN PURPOSE BUILT LIGHT
INDUSTRIAL UNIT NOT FAR FROM THE
TOWN CENTRE**



About: 1,560 Sq Ft

Unit 5
Sandy Lane Industrial Estate
Sudbury

To Let: £8,000 Per Annum Exclusive

Location

The property is part of a group of 6 terraced units which form the Sandy lane industrial estate which is found on the western side of Sudbury, the town centre is some 3 miles away and it is within close proximity of the A131 Road to Halstead, 7 miles away, and Braintree, 15 miles.

Sudbury itself is a busy and expanding market town with a population of around 25,000 (including Great Cornard) but which serves a catchment population estimated at around 60,000. The town is situated some 14 miles north-west of Colchester, 13 miles south of Bury St Edmunds and about 23 miles from the county town of Ipswich. There are branch line train services from Sudbury to London via Marks Tey with fast and regular inter-city services from Colchester to Liverpool Street journey times of less than an hour. The East Coast ports of Felixstowe and Harwich, the M11 and M25, along with Stansted Airport and Cambridge are all within approximately one hour's drive time.

Description

The property comprises a single unit part of a larger complex of units that make up Sandy Lane industrial estate. The property consists of a steel portal frame with part brick part steel cladding under a pitched steel roof. The property offers the following accommodations, but please note that all dimensions are approximate: -

Roller Door : Height: 15' 7"
 Width: 9' 10"

Eaves: 19' 9"

Main Building: 25' 9" Max. x 60' 8" Max.

Providing a gross internal floor area of **1,562 Sq Ft**

Additionally there is a single WC & Basin to the rear of the property as well as an additional storage cupboard.

Services

The property has Halogen lighting, 3 phase electric supply, as well as water and drainage connected.

Rates

Rateable Value: £6,900 (Estimated)

Rates Payable: **£3042.90** (Estimated)

These rateable values are based on the fact that the units are the same size as units 1,2,3,6 Sandy lane which all have the same rateable value as each other. Unit 4&5 are currently assessed as a single unit at a rateable value of £14,500, which produces a rates payable of £6394.50. If the rateable value is the same as the other units at Sandy lane then it will be under the £10,000 Rateable value threshold and as a result if the tenant is eligible, would be entitled to receive a 31% discount in the rates payable, as a result of small business relief, for further information please contact Babergh District Council.

Terms

The property is available on a new standard full repairing and insuring lease for a term to be agreed with terms to be agreed.

Rent

The property is available at a rent of £8,000 per annum exclusive

Viewing

Strictly by prior appointment with the sole agents : -

Birchall Steel Consultant Surveyors
Old Bakery Mews
6 King Street
Sudbury
Suffolk
CO10 2EB

Tel: (01787) 883888

Fax: (01787) 883886

E-mail: birchallsteel@btconnect.com

Web: www.BirchallSteel.co.uk