

Birchall Steel Consultant Surveyors

MODERN PURPOSE BUILT INDUSTRIAL UNIT LOCATED CLOSE TO B & Q ON THE TOWNS MOST MODERN COMMERCIAL DEVELOPMENT



Ground Floor about 1,100 sq. ft.
Mezzanine 485 sq. ft.
Ample Onsite Parking

Unit 2 Drury Drive
Woodhall Business Park
Sudbury
CO10 1WH

TO LET ON A NEW LEASE

RENT £11,000 Per Annum Exclusive Plus VAT

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LOCATION

The premises occupy a prominent position on the Woodhall Business Park close to B & Q. Other occupiers on Woodhall include TGA Mobility, Suffolk Steel Stockholders, Caribbean Blinds and Edmundson Electrical.

The Woodhall Business Park is situated on the north-eastern fringes of Sudbury adjacent to the large Tesco Supermarket and also the new Chilton Woods Development of over a thousand new homes.

Sudbury town centre is about a mile away as is the bus and railway station. Sudbury is a busy and expanding market town with a population of around 22,000 (including Great Cornard) but which serves a much wider catchment area. The town is situated 14 miles south of Bury St Edmunds, 15 miles northwest of Colchester and about 23 miles from the county town of Ipswich. Stansted Airport, the M11 and Cambridge are all within approximately forty minutes' drive time.

DESCRIPTION

The unit comprises a mid-terraced purpose built industrial premises, constructed about 30 years ago, being of steel portal frame with part brick/block cladding and profiled steel cladding to the roof and upper elevations. The unit has a minimum eaves height of 13' and the principal access is by means of an insulated up and over door 10' wide by 11'10" high, although headroom internally is restricted to 7'9" by the mezzanine floor.

There is a lightweight mezzanine area approached by a steep ladder type staircase extending over the office accommodation and behind the loading door. The building provides the following accommodation but please note all dimensions and areas are approximate:

GROSS INTERNAL DIMENSIONS: 48'2" x 23'3" providing a gross internal floor area of 1,118 sq. ft.

Included within this area are the following:

Reception Office: 11'10" x 7'9"

Store: 12'4" x 6'6" with door giving access to:

Cloakroom: with lobby and separate wc with wash basin.

Second Storeroom: 12'4" x 8'8"

Mezzanine: There is a lightweight mezzanine with a steep ladder type access.
L-shaped measuring: 29'2" x 12'9" and 10'9" x 10'9"

Outside: Ample parking is available in front of the unit together with a service road leading to further parking/hardstanding behind.

SERVICES Main water, electricity (3 phase supply) and drainage are connected.

RATES Based on neighbouring units, we anticipate the Rateable Value to be under £12,000 therefore **100% Small Business Rate Relief** maybe available to qualifying occupiers.

TERMS The property is available to Let on a new lease for a minimum term of three years on full repairing and insuring terms and for a term to be agreed.

RENT £11,000 per annum exclusive

VAT The building is elected for VAT; therefore, VAT is chargeable upon the rent.

AGENTS NOTE: Car repairs and similar motor related uses are not normally permitted on this development.

EPC An EPC have been commissioned and will be available upon request.