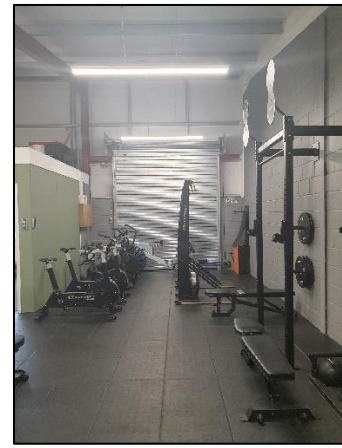


# Birchall Steel Consultant Surveyors

**WELL APPOINTED MODERN UNIT  
WITHIN A QUALITY DEVELOPMENT ON THE TOWNS  
MOST PRESTIGIOUS INDUSTRIAL ESTATE**



**GROSS INTERNAL AREA - 944 SQ FT**

4 The Cloisters  
Churchfield Road  
Sudbury  
CO10 2YR

**TO LET ON A NEW LEASE  
100 % SMALL BUSINESS RATE RELIEF AVAILABLE  
RECEPTION/OFFICE AND MEZZANINE STORAGE  
PARKING**

**RENT £13,000 Per Annum Exclusive plus VAT**

Old Bakery Mews  
6 King Street  
Sudbury  
Suffolk CO10 2EB

01787 883888  
Office@birchallsteel.co.uk  
www.birchallsteel.co.uk

## Location

The unit is situated within The Cloisters development on Churchfield Road, the most modern extension of the Chilton Industrial Estate. Other occupiers in the vicinity include the postal sorting office, William Armes, Lavenham Leisure and the Community Health Centre. The Cloisters are situated about 1.5 miles northeast from Sudbury town centre.

Sudbury 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 south of Bury St Edmunds, 15 miles northwest of Colchester and about 23 miles from the county town of Ipswich. The M11, Stansted Airport and east coast ports of Felixstowe and Harwich are all within approximately 45 minutes' drive time.

## Description

The premises comprise a modern mid terrace purpose-built unit, constructed by Addison & Byford about 17 years ago, of steel portal frame with colour coated profiled metal cladding and roofing. The unit is currently occupied as a fitness studio and the present tenants are expanding into a larger premises nearby on or before the end of July 2023.

The unit provides the following accommodation but please note all dimensions and areas are approximate:

**Gross Internal Area:**                    **33'7" x 28' providing 944 sq ft**

(10.267m x 8.548m = 87.76 sq m)

Included within this area are the following:

**Reception Office:**                    13'8" x 12'8" providing 177sq ft

(4.2m x 3.9m = 16.4 sq m)

Door leading to:

**Fitness Studio:**

(10.27m x 4.20m = 43.13 sq m

& 4.8m x 4.2m = 20.1 sq m)

An L-shaped room measuring:

33'7" x 13'8" providing 465 sq ft

and 15'7" x 13'8" providing 216 sq ft

Ceiling height 17'5" reducing to 11'4" (5.34m max reducing to 3.46m)

Roller shutter door.

**Mezzanine:**

There is a mezzanine providing storage above the office and cloakroom, although currently there is no access from the ground floor.

**Cloakroom:**

Low level w.c., wash hand basin, ceiling extractor fan, Dimplex wall heater.

**OUTSIDE:**

Parking is available for 3 small vehicles to the front of the unit. Further unrestricted parking is accessible in Churchfield Road.

**SERVICES:**

Main water, electricity and drainage are connected.

**RENT:**

£13,000 per annum exclusive

**VAT:**

The premises is elected for VAT therefore VAT will be charged on the rent.

**RATES:**

The Rateable Value is £9,500 Multiplier – 49.9p

**NOTE:**

Qualifying applicants would be eligible for **100% Small Business Rate Relief**, therefore no business rates will be payable.

**TERMS:**

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

The current tenants are due to vacate on or before 1<sup>st</sup> August 2023.

**VIEWING:**

By confirmed prior appointment through Birchall Steel:  
01787 - 883888

**EPC**

