

Birchall Steel Consultant Surveyors

**MODERN LIGHT INDUSTRIAL/WAREHOUSE UNIT
WELL LOCATED ON THE MOST MODERN
INDUSTRIAL ESTATE IN THE TOWN
WITH EASY ACCESS ONTO THE HADLEIGH BYPASS**



ABOUT 770 sq.ft.

Unit 5 Byford Court
Crockatt Road
Lady Lane Industrial Estate
Hadleigh IP7 6RD

AVAILABLE ON A NEW LEASE

100% Small Business Rate Relief Available

RENT £9,250 PER ANNUM EXCLUSIVE plus VAT

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Birchall Steel Limited trading as Birchall Steel Consultant Surveyors
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LOCATION

The premises are situated in Byford Court and is approached from Crockatt Road which is the most modern extension of the Lady Lane Industrial Estate. Nearby occupiers include Celotex, Screwfix, Hadleigh Glass and Huws Gray along with a wide variety of local businesses. The unit is situated about quarter of a mile from the A1071 Hadleigh Bypass, half a mile from the Morrison's Superstore and about three quarters of a mile from Hadleigh town centre.

Hadleigh itself is an attractive and expanding Market town with a population of around 12,000 and which serves a wider catchment area. The town has seen continuing growth with a major new development on the eastern side, being undertaken by Persimmon and where further industrial development is also proposed. The town is situated some 9 miles west of Ipswich, 12 miles from Sudbury and about 13 miles northwest of Colchester. There are main line train services from both Ipswich and Colchester with travel times to Liverpool St from the latter being less than 1 hour.

DESCRIPTION

The property comprises an end of terrace industrial unit, built about 15 years ago and constructed of cavity brick/block work with part colour coated profiled steel cladding under an insulated profiled steel clad roof. The unit provides a single office, WC and workshop/warehouse area, with principal access by means of an insulated up and over door, 9' 10" high by 9' 6" wide. Windows and doors are UPVC double glazed units and there is electric heating to the office and cloakroom.

The building provides the following accommodation, but please note that all dimensions and areas are approximate:

Gross Internal Dimensions 28' 3" x 27' 3" providing 770 sq.ft.

Single Office Included within that area is:
9' 9" x 8'
Adjacent to which an entrance lobby and access to a single WC with washbasin.

SERVICES Mains water, electricity (single phase) and drainage are connected.

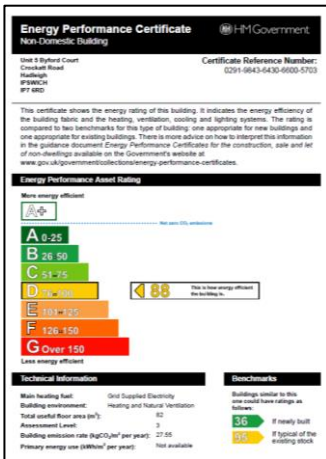
RATES The rateable value is £7,300.

As the rateable value is less than £12,000, the building would qualify for maximum Small Business Rate Relief.

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

RENT **£9,250 per annum exclusive.** VAT will be chargeable on the rent and a small annual charge is levied in respect of maintenance of the forecourt and common areas.

EPC



The current EPC has expired however a new one has been commissioned.

VIEWING

Strictly by prior arrangement with the sole agents **Birchall Steel Ltd: 01787 883888.**