

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 plus Mezzanine Storage

4 The Cloisters
Churchfield Road
Sudbury
CO10 2YR

**IDEAL STARTER UNIT 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

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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 was formerly used as a fitness studio but would lend itself to a variety of storage/production businesses. No 4 The Cloisters has been very well maintained by the previous occupiers, who recently relocated to larger premises nearby.

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:

Main Storage/workroom: An L-shaped room currently the fitness studio, measuring:
(10.27m x 4.20m = 43.13 sq m 33'7" x 13'8" providing 465 sq ft
& 4.8m x 4.2m = 20.1 sq m) 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 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 plus VAT

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 IMMEDIATELY on a new lease on full repairing and insuring terms for a term to be agreed.

VIEWING:

By confirmed prior appointment through Birchall Steel:
01787 - 883888

EPC

