

Birchall Steel Consultant Surveyors

REFURBISHED WORKSHOP/INDUSTRIAL UNIT IN A SEMI RURAL BUT ACCESSIBLE LOCATION



**ABOUT 682 SQ. FT.
3 PHASE ELECTRICITY SUPPLY
ELECTRIC ROLLER SHUTTER DOOR**

**UNIT 1 MORRIS FARM
Badley Road
Great Waldingfield
Sudbury, Suffolk
CO10 0RY**

TO LET ON A NEW LEASE

RENT £8,000 Per Annum Exclusive

**Old Bakery Mews
6 King Street
Sudbury
Suffolk CO10 2EB**

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LOCATION

The premises form part of a group of former farm buildings and are located in Badley Road which is a continuation of Folly Road which links Great Waldingfield with Edwardstone.

The unit is about three quarters of a mile from the centre of the village and four miles from Sudbury. Colchester is around thirteen miles and Bury St Edmunds fifteen miles distant.

DESCRIPTION

The property comprises a semi-detached industrial building which has been recently upgraded and improved. The building is a steel framed construction with brick cladding part of which is weatherboarded externally under a single skin corrugated asbestos roof. The unit has an eaves height of approximately 15'6" and principal access is by means of an electrically operated roller shutter door 13'9" high x 13' 3" wide. The unit has been recently redecorated internally, there is a 3-phase electricity supply with strategically located outlets and a security alarm is fitted. Water is connected to the building and there is a communal wc within the yard.

Externally there will be a single allocated parking space and any tenant will ensure that the farm access is otherwise kept clear at all times.

The property provides the following accommodation but please note all dimensions and areas area approximate: -

Gross Internal Dimensions: 37'6" x 18'2" providing 682 sq. ft.

At the rear is a partitioned potential office/store 12'5" x 5'9" but included in the overall dimensions above.

SERVICES

The building has a 3-phase electrical supply and main water is connected although not currently used. Toilet facilities are shared.

RATES

The building has not been assessed for Business Rates but were this to occur the rateable value will be less than £12,000 and therefore the property will attract 100% Small Business Rate Relief. Further information is available on request.

OPERATING HOURS

The landlord would wish to agree mutually acceptable hours of operation depending upon the proposed use.

TERMS

The property is available to let on a new lease for a minimum term of 3 years but otherwise on terms to be agreed.

RENT

£8,000 per annum exclusive, payable monthly in advance.

VAT

The building is not elected for VAT purposes.

EPC

An EPC has been commissioned and will be available shortly.

VIEWING

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

Internal - Unit 1 Morris Farm

