

Birchall Steel Consultant Surveyors

NEWLY REFURBISHED & WELL LOCATED PURPOSE BUILT INDUSTRIAL/WAREHOUSE UNIT



ABOUT 3418 SQ. FT.
NEW REPLACEMENT UPVC WINDOWS
LARGE SOLAR ARRAY TO WEST FACING ROOF SLOPE PROVIDING
POWER AT A DISCOUNTED RATE
AMPLE OFFICE AND STAFF ACCOMODATION
4.7m TO EAVES

3 Addison Road
Chilton Industrial Estate
Sudbury
CO10 2YW

RENT £26,000 Per Annum Exclusive Plus VAT

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Birchall Steel Limited trading as Birchall Steel Consultant Surveyors
Registered Office: 61 Station Road – Sudbury – Suffolk – CO10 2SP – Company No: 08571498
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LOCATION

The premises is situated in Addison Road close to the junction with Northern Road on the Chilton Industrial Estate, Sudbury's principal employment area.

Nearby occupiers include A&B Glass, MEL Aviation, AFT Trenchers, Siemens and Nestle. Sudbury town centre along with its bus and railway stations is just over a mile away. Sudbury continues to grow as a busy market town and employment centre and has a population of around 25,000 (including Great Cornard). The town is situated some fourteen miles south of Bury St Edmunds, fifteen miles northwest of Colchester and twenty-three miles from the county town of Ipswich. Stansted Airport and the M11 are within forty-five minutes' drive time with Cambridge and the M25 being accessible within an hour.

DESCRIPTION

The property comprises a semi-detached purpose-built industrial unit dating from the 1970's but which has been recently refurbished to include replacement windows and a new roller shutter door is due to be installed in December. The roof and upper elevations have been reclad and a substantial solar array installed on the west facing roof slope.

The building is of steel portal frame construction with brick and blockwork cladding to the main elevations and colour coated profiled steel sheeting above. Principal access is from the rear with separate office accesses at the front at both levels. The building has an eaves height of approximately 4.7 meters with loading being via a roller shutter 3m wide x 4m high. The accommodation is heated with the warehouse having a warm air industrial boiler with conventional radiator central heating to the offices, parts of which are also air conditioned.

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

Office Section: Arranged over two floors providing a gross internal floor area totalling **720 sq. ft.**

Principal pedestrian access is into the first floor where there is an entrance hall with access to:

Office 1: 14'3" x 12'9"

Office 2: 12'9" x 9'3"

An internal staircase from the hall leads down into the main production area.

At the lower level there is a further pedestrian entrance leading into: -

Office 3: 16'2" x 12'4" with access through to the main factory area and door leading to an inner hall with access to a **small kitchen** with stainless

steel sink unit and separate **ladies and gent's cloakrooms** each with wc and wash basin.

Factory/Warehouse

Area: 72'10" x 28'6" providing **2,075 sq. ft.** UPVC door to the side yard. Roller shutter to rear. Doors to side staff room and store.
Door to:

Rear Spray Booth: 23'9" x 13'8" providing **325 sq. ft.** Door to rear yard.

At the side is a single storey brick-built extension with pitched profiled steel roof providing a **staff room/store:** 31' x 6'6" and **adjacent store** 13'2" x 6'6" giving a total of 284 sq. ft.

The total gross internal floor area is some 3,418 sq. ft.

Outside

There is a block paved parking area in front of the building with space for 4/5 cars. Principal loading access is from the rear service road.

SERVICES

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

SOLAR GENERATION

The solar installation is owned by an associated company of the landlord and who supply the power generated to the building at a substantial discount. Further details are available upon request.

RATES

The rateable value is £20,000.

The multiplier for the current year is 49.9p

TERMS

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

RENT

£26,000 per annum exclusive, plus VAT

VAT

The building is elected for VAT, so VAT is chargeable upon the ren and building insurance.

EPC

The building currently has an 'D' rating and a full copy of the EPC in available upon request.

VIEWING

Strictly by prior appointment through the joint sole agents:

Birchall Steel Ltd: 01787 883888

or

Elsom Spettigue Associates: Tel: 01394 446480

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