

Stour Valley Business Centre, Brundon Lane, Sudbury, Suffolk, CO10 7GB



Attractive Serviced Office Suites with Parking

- A range of well presented serviced offices and workshop units ranging from 137 sq ft - 1,670 sq ft.
- Available immediately on a flexible inclusive licence arrangement
- Onsite car parking available
- Kitchen & WC facilities provided
- Central Sudbury location

To Let on
All
Inclusive
Licence
Agreement



- **Most Active Agent Essex** 2019, 2020, 2021 & 2022
- **Most Active Agent Suffolk** 2020 & 2022
- **Dealmaker of the Year Essex** 2019 & 2020
- **Dealmaker of the Year Suffolk** 2020
- **Dealmaker of the Year South East** 2021 & 2022



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Details

Location

Stour Valley Business Centre is situated off Brundon Lane approximately half a mile to the south-west of Sudbury town centre. Immediately to the east there are water meadows and, to the west, residential units.

Sudbury is a busy and expanding market town with a population of around 20,000, but which serves a catchment estimated at 50,000.

Sudbury is situated some 12 miles south of Bury St Edmunds, 14 miles north-west of Colchester and about 23 miles from the county town of Ipswich. The M11, M25, Cambridge, Stansted Airport and the east coast ports of Harwich and Felixstowe are all within one hour's driving time.

Description

This centre offers modern managed office space as well as workshop accommodation.

The offices benefit from wooden floors throughout, 24 hour access and shared kitchen/ WC facilities.

Externally there is adequate onsite car parking.

Accommodation

The accommodation provides various sized office suites to suit from just one person upwards. Arrangements to suit any particular requirement can be discussed.

Current Availability

<u>Unit</u>	<u>Office</u>	<u>Approx. size</u>	<u>Rent (exc. VAT)</u>
4	6	295 sq ft	LET
4	7	137 sq ft	LET
4	8	136 sq ft	LET
4	9	310 sq ft	£430 PCM

NOTE: The above 4 office suites can be let as one unit, providing approx. 758 sq. ft - ROA

<u>Unit</u>	<u>Workshop</u>	<u>Approx. size</u>	<u>Rent (exc. VAT)</u>
5	2a	1,162 sq ft	LET
5	4a	179 sq ft	LET

IT/Telecoms

We understand the site benefits from a high speed broadband connection. Interested parties must fully satisfy themselves that the connection, capacity and speeds meet their individual needs.

Terms

The suites will be available for a minimum term certain of 2 years on a simple licence agreement on an inclusive rent basis. Alternative lease lengths may be available.

The licence includes; water rates, electricity, heating, building & grounds maintenance, 24 hour access, building insurance (not contents), CCTV, facilities and car parking.

Services that are not in the agreement are: Telephone and broadband, business rates (the majority of occupiers will benefit from small business rates relief), office cleaning and office furniture.

The rent is to be paid quarterly in advance with the first quarter payable upon commencement of the term.

VAT

All rents and prices are exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this direction.

Legal Costs

Each party will bear their own legal costs.

Viewing

Strictly by appointment via sole agents:

Fenn Wright

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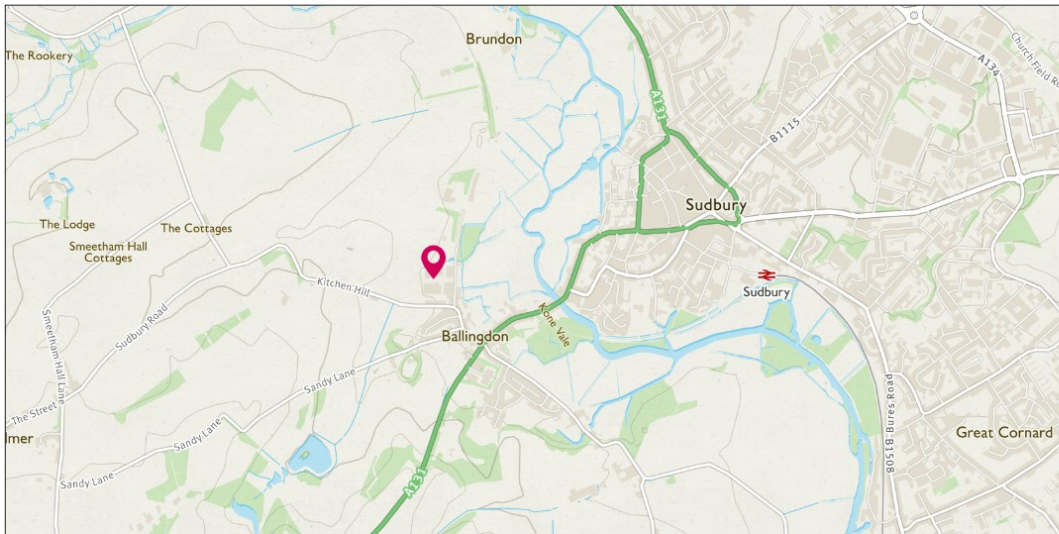
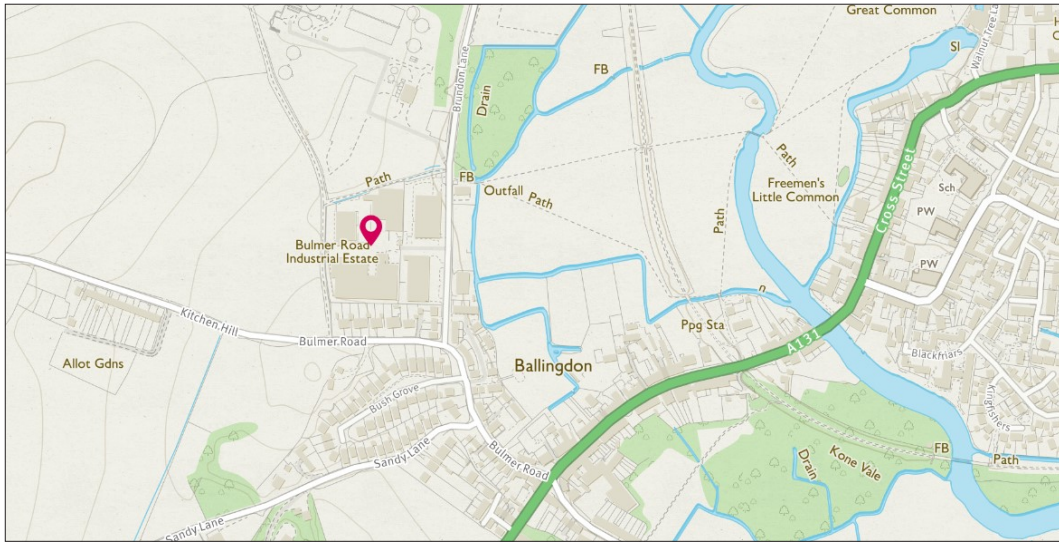


Unit 4, Office 9



Unit 5, Workshop 2A





For further information

01206 85 45 45

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