

Birchall Steel Consultant Surveyors

MODERN PURPOSE-BUILT FACTORY UNIT ON THIS POPULAR INDUSTRIAL ESTATE



**ABOUT 1,425 SQ. FT.
CLIMATE CONTROLLED SPACE
GOOD OFFICE AND STAFF ACCOMMODATION
IMMEDIATELY AVAILABLE**

Units 13-14 Byford Court
Crockatt Road
Lady Lane Industrial Estate
Hadleigh
IP7 6RD

**TO LET ON A NEW LEASE
RENT £19,750 Per Annum Exclusive Plus VAT
58% Small Business Rate Relief Available**

Old Bakery Mews
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Sudbury
Suffolk CO10 2EB

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LOCATION

The building occupies a corner position in Byford Court which is approached from Crockatt Road, the most modern section of the Lady Lane Industrial Estate. Nearby occupiers include Buildbase/Huws Gray, Keejays, Suffolk Glass and Screwfix. The A1071 Hadleigh Bypass is about half a mile away and the historic town centre is less than a mile.

Hadleigh itself is a busy and expanding market town with a population of around 10,000. Hadleigh is situated some 10 miles west of Ipswich and the Copdock Interchange giving access to both the A12 and the A14 trunk roads. The port of Felixstowe is about 20 miles away, Colchester 18 miles and the market town of Sudbury some 12 miles distant.

DESCRIPTION

Originally conceived to be a pair of starter style industrial units, the original design was adapted to combine the two into a single unit.

The unit was previously used for food production with washable walls and ceiling, food grade flooring and the entire building is climate controlled.

Principal access is within unit 14 with an insulated up and over door with other windows and doors being uPVC units.

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

Main Production Area:

(Unit 13) 28'10" x 24'9" providing 713 sq. ft.

(Within the main production area of unit 13 is a large walk-in cold store with level access and measuring 12'7" x 9'4" which can be removed if not required)

At the front are double loading doors and a further set of Double Doors from Unit 13 link to:

Unit 14 which provides the following: -

Gross Internal Dimension: 28'10 x 24'9" providing 713 sq. ft.

The building is sub-divided to provide the following: -

Goods In Area: 18'7" x 13'10" with double doors to:

Further Production Area: 18'6" x 10'8"

Further doors lead to: -

Staff Room: 10' x 8' with fitted stainless-steel sink unit and range of cupboards beneath.

Lobby with accessible **cloakroom** off with wash basin and wc.

Mezzanine: There is an L-shaped mezzanine area with limited headroom but providing some 450 sq. ft.

Office: 10' x 10'8"

Outside

In front of the building is a loading bay plus a further 5 allocated car parking spaces.

SERVICES

Mains Water and Drainage are connected. Unit 13 has a 3-phase electrical supply whereas Unit 14 has an upgraded single phase connection.

EPC

The building has an excellent 'B' Rating of 30.

RATES

The rateable value included in the 2023 Rating List is £13,250, because the rateable value is less than £15,000 eligible businesses will be entitled to approximately 58.33% Small Business Rate Relief.

TERMS

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

RENT

£19,750.00 per annum exclusive plus VAT

VAT

The building is elected for VAT so VAT will be chargeable upon the rent, although the landlord will shortly have the option to remove the VAT election.

Estate Service Charge

There is a small Estate Service Charge levied in connection with maintaining the estate roads and common areas. We are however advised that no charges have been levied in the last 4-5 years.

VIEWING

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



Energy performance certificate (EPC)		
13-14 Byford Court Crookall Road SADDERS Industrial Estate Hardship Hereford HR7 9ED	Energy rating B	Valid until: 29 January 2033 Certificate number: 8668-6711-8387-6920-1031
Property type	Offices and Workshop Businesses	
Total floor area	175 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A+ to E.		
Energy efficiency rating for this property		
This property's current energy rating is B.		
Properties are also given a score. The larger the number, the more carbon dioxide (CO ₂) your property is likely to emit.		
How this property compares to others		
Properties similar to this one could have ratings:		
If newly built: 12 A		
If typical of the existing stock: 48 B		