

# Birchall Steel Consultant Surveyors

## DUE TO RELOCATION

**HIGH SPECIFICATION OFFICE/B1 BUSINESS PREMISES  
WITH EXCELLENT ON-SITE CAR PARKING/YARD  
IN HIGHLY ACCESSIBLE LOCATION**



**FULL AIR-CONDITIONING  
SUSPENDED CEILING WITH INTEGRATED CAT.2 LIGHTING  
GAS CENTRAL HEATING AND PERIMETER TRUNKING  
GROSS INTERNAL AREA: 1,490 SQ. FT. (138.4 SQ.M.)**

7 Byford Road  
Chilton Industrial Estate  
Sudbury  
CO10 2YG

**AVAILABLE TO LET ON A NEW LEASE  
RENT £18,000 Per Annum Exclusive**

Old Bakery Mews  
6 King Street  
Sudbury  
Suffolk CO10 2EB

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## **LOCATION**

The premises are situated in Byford Road opposite Siemens and MEL Aviation and close to Barrett-Lee garage.

Byford Road is a continuation of Addison Road which is accessed directly off Northern Road, part of the town's eastern by-pass. Sudbury town centre is about 1 mile away.

Sudbury is an expanding market town with a population of about 25,000 including Great Cornard but which serves a much wider catchment area. The town is located some 14 miles south of Bury St Edmunds, 13 miles north-west of Colchester and about 23 miles from the county town of Ipswich.

There are branch line train services from Sudbury to London via Marks Tey with fast and regular main line services from Colchester to Liverpool Street taking less than an hour.

## **DESCRIPTION**

The property comprises a modern semi-detached building constructed of steel frame with brick cladding under a profiled steel-clad roof.

The building has been fitted out to an extremely high office specification with suspended ceilings with inset Category 2 lighting throughout, full air conditioning, three compartment perimeter trunking and full gas-fired central heating. A comprehensive security and fire detection system is installed, and all windows and doors are good quality uPVC double-glazed scaled units.

The accommodation is essentially open plan although two areas have been sectioned off by good quality glazed partitions.

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

Gross Internal Dimensions: 50' x 29'6" Providing a total gross internal floor area of 1,493 sq. ft.

Net Useable office area: 1,410 sq. ft.

Kitchenette with stainless steel unit and range of fitted cupboards.

Ladies and Gents cloakrooms each with WC and washbasin.

## **Outside**

In front of the building is a concrete parking area with space for 3 cars with a concrete driveway at the side giving access to a concrete yard at the rear with space for a further 7/8 cars.

## **SERVICES**

Main water, electricity (3-Phase), gas and drainage are connected.  
Full air-conditioning.

## **EPC**

The building has an EPC rating of 'C' and the certificate expires on 8<sup>th</sup> October 2024.

## **RATES**

Rateable Value is £13,000.

The premises would qualify for 66% Small Business Rate Relief and further details of this are available upon request.

**TERMS**

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

**RENT**

£18,000 per annum exclusive.

**VIEWING**

Strictly by confirmed prior appointment with the sole agents:  
Birchall Steel Ltd. 01787 883888

P225.2

