

# Birchall Steel Consultant Surveyors

**MODERN LIGHT INDUSTRIAL/WAREHOUSE UNIT  
WELL LOCATED ON THE MOST MODERN  
INDUSTRIAL ESTATE IN THE TOWN  
WITH EASY ACCESS ONTO THE HADLEIGH BYPASS**



**UNIT 12 BYFORD COURT  
CROCKATT ROAD  
LADY LANE INDUSTRIAL ESTATE  
HADLEIGH  
IP7 6RD**

**ABOUT 770 sq. ft.  
AVAILABLE ON A NEW LEASE  
RENT £10,000 PER ANNUM EXCLUSIVE  
100% SMALL BUSINESS RATE RELIEF AVAILABLE**

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

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## Location

The premises are situated in Byford Court which is approached from Crockatt Road which is the most modern extension of the Lady Lane Industrial Estate. Nearby occupiers include Celotex and Buildbase along with a wide variety of local businesses. The unit is situated about quarter of a mile from the A1071 Hadleigh Bypass, half a mile from the Morrisons Superstore and about three quarters of a mile from Hadleigh Town Centre.

Hadleigh itself is an attractive and expanding Market town with a population of around 12,000 and which serves a wider catchment area. The town has seen continuing growth with a major new development on the eastern side, being undertaken by Persimmon and where further commercial development is also proposed. The town is situated some 9 miles west of Ipswich, 12 miles from Sudbury and about 13 miles north-west of Colchester. There are main line train services from both Ipswich and Colchester with travel times to Liverpool St from the latter being less than 1 hour.

## Description

The property comprises an end-terraced industrial unit, built about 15 years ago and constructed of cavity brick/block work with part colour coated profiled steel cladding under an insulated profiled steel clad roof. The unit provides a single office, WC and workshop/-warehouse area with principle access by means of an insulated up and over door, 9' 10" high by 9' 6" wide. Windows and doors are UPVC double glazed units, and the unit has recently undergone a light refurbishment with newly painted floor within the workshop.

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

Gross internal dimensions: 28' 3" x 27' 3"

Providing: 770 sq. ft.

Included within that area is a single office 9' 10" x 8' 2" adjacent to which is a single WC with washbasin.

**Services** Mains water, electricity (single phase) and drainage are connected.

**Rates** The rateable value is £7,300.  
As the rateable value is less than £12,000, the building would qualify for maximum Small Business Relief which would mean that currently no business rates would be payable by qualifying occupiers.

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

**Rent** £10,000 per annum exclusive. VAT will be chargeable on the rent and a small annual charge may be levied in respect of maintenance of the forecourt and common areas.

**Viewing** Strictly by confirmed prior appointment with the agent Birchall Steel Ltd, 01787 883 888

## **EPC**



