

Birchall Steel Consultant Surveyors

DETACHED CLEAR SPAN WAREHOUSE IN A RURAL LOCATION YET CONVENIENT FOR BOTH SUDBURY & HALSTEAD



**ABOUT 5,420 SQ. FT.
17' TO EAVES
PLANNING PERMISSION FOR B8 STORAGE USE**

Crows Farm House Barn
Crows Farm
Belchamp Walter
Sudbury
CO10 7AP

**TO LET ON A NEW LEASE
£20,000 PER ANNUM EXCLUSIVE**

Old Bakery Mews
6 King Street
Sudbury
Suffolk CO10 2EB

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LOCATION

The barn is located behind Crows Farm in a rural location in the scattered village of Belchamp Walter and about five miles west of Sudbury. Halstead is seven miles to the south, Braintree fourteen miles with Stansted Airport and the M11 being about thirty miles distant.

DESCRIPTION

The property comprises a detached building originally constructed as a grain store and being a clear span portal frame with part brick and part corrugated asbestos cladding all under a corrugated asbestos roof. Access is by means of a pair of double doors at 19'6" wide by 15'3" high with a good concrete floor albeit with a raised level towards the front with ramped access to the main area. A new electricity supply has been laid to the building and new LED lighting has been installed.

The building provides the following: -

Warehouse space: 97'3" x 55'9" providing 5,222 sq. ft.

Outside

The building is approached by right of way over a concrete drive from the public highway and there is a concrete forecourt providing on-site parking.

PLANNING

Planning Permission was granted under application number 23/00976/FUL for Warehouse Use with permitted operating hours being 9.30am until 5pm Monday to Fridays and 9.00am until 12.30pm on Saturdays.

RATES

The building has yet to be assessed for Business Rates and further information is available from the agents upon request.

EPC

The building has a 'B' rating, and a full copy of the EPC is available.

TERMS

The property is available To Let on a new lease for a term to be agreed. The tenant will be expected to maintain the state of repair of the property, the landlord will insure the building and the tenant will reimburse the cost of so doing.

RENT

£20,000 per annum exclusive.

VAT

The building is not elected for VAT.

VIEWING

Viewing strictly by prior appointment with the sole agent:

Birchall Steel Ltd: 01787 883888

