

Birchall Steel Consultant Surveyors

WAREHOUSE/STORAGE UNIT OCCUPYING A RURAL LOCATION WITH PARKING



APPROXIMATELY 1,200SQ FT

Unit at
Munt Farm, Hall Road
Belchamp Walter
Sudbury
CO10 7AT

AVAILABLE TO LET
RENT £10,000 Per Annum Exclusive

Old Bakery Mews
6 King Street
Sudbury
Suffolk CO10 2EB

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LOCATION

The premises occupy a rural location off Hall Road within the small village of Belchamp Walter, on the Essex/Suffolk border. The market town of Sudbury is around 5 miles to the east and Halstead 7 miles to the south, with access via the A131. The county town of Chelmsford is 27 miles distant. This unit would ideally suit an occupier requiring a clean secure unit which is not within public view.

DESCRIPTION

The property is approached via a shared entrance drive and comprises of a single storey warehouse within a complex of similar units. The premises are constructed of profile steel cladding under a corrugated roof with rooflights providing natural light. Access is via a personal door and large **roller shutter door 3.6m x 3.6m**.

Please note that dimensions are approximate:

Warehouse: 12.1m x 9.2m providing 111 sq mt. (39'7" x 30'2" providing 1,196 sq ft)

Outside: A shared concrete driveway to the side of the building leads to the unit where there is parking for around 4 vehicles.

SERVICES: The unit has electricity and shared **toilet facilities** are provided on the site.

RATES: The building has yet to be assessed for Business Rates, but it is anticipated that qualifying businesses will be entitled to 100% Small Business Rate Relief.

TERMS: The property is available To Let on a new lease on full repairing and insuring terms. Any lease is to be excluded from sections 24 to 28 of the Landlord and Tenant Act 1954.

RENT: £833.33 per month exclusive

EPC: EPC has been commissioned and is available upon request.

VIEWING: Strictly by prior appointment with the agent:
Birchall Steel Ltd 01787 883888