

Birchall Steel Consultant Surveyors

**MODERN SELF CONTAINED FIRST FLOOR OFFICES
WITH POTENTIAL FOR A VARIETY OF OTHER USES
IN A PROMINENT CORNER LOCATION IN THE HEART OF THE TOWN
CENTRE**



**ABOUT 1,025 SQ. FT.
uPVC REPLACEMENT WINDOWS
INDEPENDENT GROUND FLOOR ACCESS
& LARGE ENTRANCE HALL**

14 North Street
Sudbury, Suffolk
CO10 1RB

TO LET ON A NEW LEASE

RENT £12,000 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 offices are at first floor level above Sue Ryder and fronts North Street and has independent access via a small gated courtyard from North Street Parade. Nearby retail occupiers include Waterstones, Mind, Superdrug and Iceland.

Being within the prime retail area, the offices would lend themselves for a variety of other uses including clinical, beauty or similar. North Street Parade links North Street with the main shoppers car park, the premises are also opposite the pedestrian walkway into the Girling Street car park. Sudbury railway and bus stations are about 5 minutes' walk.

Sudbury itself is a busy and expanding market town with a population of around 25,000 (including Great Cornard) and where growth is continuing with the new Chilton Woods development of around 1,000 homes.

The town is situated some 14 miles northwest of Colchester, 15 miles south of Bury St Edmunds and both the M11 and Stansted Airport are within 45 minutes' drive time.

DESCRIPTION

The accommodation was originally designed to provide open plan office space but in recent years has been operated as a business centre, so the space has been subdivided to form a large open plan office/reception area with six independent offices directly accessed from this. The accommodation has exceptional natural light and access is by means of an impressive wide and easy rising staircase with a large gents' cloakroom at the ground floor level, a kitchenette and large ladies cloakroom are on the first floor.

The offices have modern uPVC windows and the accommodation provided is as follows: -

Ground Floor Entrance with part glazed entrance door and wide staircase leading to a landing with door into -

General Office 17' x 16'10" with doors to -

Office 2 13'8" x 8'10"

Office 3 13' x 8'10"

Office 4 9'8" x 9'8"

Office 5 9'8" x 8'2"

Office 6 13' x 9'6"

Office 7 14'5" x 13'

At first floor level is a large ladies cloakroom and separate kitchenette with electric water heater. Gentlemen's cloakroom facilities are situated on the ground floor.

SERVICES

Mains Water, Electricity and Drainage are connected.

RATES

The rooms are currently independently rated and as none of the rateable values exceed £2,900, they do not attract empty rates.

Further information is available upon request.

TERMS

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

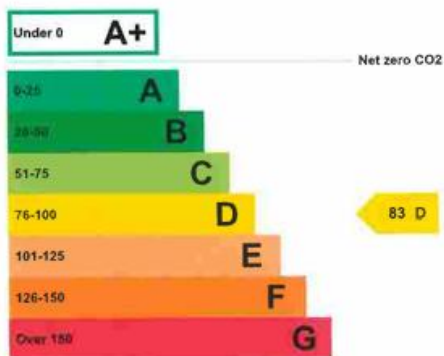
RENT

£12,000 per annum exclusive.

EPC

The property has an EPC rating of D which is valid until 13.08.2033.

This property's current energy rating is D.



VIEWING

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

