

LIGHT INDUSTRIAL/ WORKSHOP UNIT

WITH GOOD PARKING PROVISION
WELL LOCATED ON THE TOWNS PREMIER INDUSTRIAL ESTATE



ABOUT 1,025 SQ. FT.

TRADITIONAL BUILD

GOOD PARKING PROVISION WITH SECURE YARD

UNIT 2
Meekings Road
Chilton Industrial Estate
Sudbury, Suffolk
CO10 2XE

TO LET ON A NEW LEASE

RENT £14,000 Per Annum Exclusive Per Unit

Old Bakery Mews
6 King Street
Sudbury
Suffolk CO10 2EB

01787 883888
office@birchallsteel.co.uk
www.birchallsteel.co.uk

LOCATION

The premises are situated in Meekings Road next to ELB Engineering with other nearby occupiers including Laxness and Specflue. Meekings Road is approached from Windham Road with the junction of the towns eastern bypass being approximately 1/3 mile away. Sudbury town centre with its bus and railway stations is about 1/2 mile away.

Sudbury itself is a busy and expanding market town with a population of around 25,000 (including Great Cornard) but which serves a much wider catchment area. The town is situated some 14 miles south of Bury St Edmunds, 15 miles northwest of Colchester and about 23 miles from the county town of Ipswich. Stansted Airport and the M11 are both within 45 minutes' drive time.

DESCRIPTION

The property comprises one of a pair of industrial units, built at the end of 2018 and being of traditional cavity brick construction under a slate roof supported on timber trusses. The unit provides generally open space with a single small office and wc and principal access is by means of a roller shutter door 12' wide x 9'6" high. Externally there is a block paved forecourt providing four car parking spaces for each unit and the site is fenced with double entrance gates.

The property provides the following accommodation but please note all dimensions and areas area approximate: -

Gross Internal Dimensions: 32' x 32' providing **1024 sq. ft.**

Within this area is a **single office: 9'10" x 9'10"** adjacent to which is an accessible **cloakroom** with wc and wash basin.

Outside Block paved car parking area with space for four cars.

SERVICES

Main water, electricity (3 phase supply) and drainage are connected.

RATES

The rateable value is £8,300. As the rateable value is less than £12,000 qualifying occupiers would benefit from **100% Small Business Rate Relief.**

TERMS

The premises are available to let on a new lease on full repairing and insuring terms for a minimum term of three years.

RENT

£14,000 per annum exclusive.

VAT

The building is elected for VAT purposes so VAT will be payable upon the rent.

EPC

EPC rating of 'C'.

VIEWING

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

