

# Birchall Steel Consultant Surveyors

## ATTRACTIVE SELF CONTAINED FIRST FLOOR OFFICE SUITE



**Around 550 sq ft OFFICE SPACE plus kitchen & wc  
3 CAR PARKING SPACES  
RURAL VIEWS TO THE REAR ASPECT**

Unit 5 Patches Yard  
Glensford  
Sudbury  
CO10 7PZ

**TO LET ON A NEW LEASE  
RENT £5,400 Per Annum Exclusive  
100% Small Business Rate Relief Available**

Old Bakery Mews  
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Sudbury  
Suffolk CO10 2EB

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## LOCATION

The premises is situated off Cavendish Lane to the north side of Glemsford, within Patches Yard which primarily consists of office and industrial/storage units. The School, Library, Doctor's Surgery and local shops are within a few minutes' walk from the Patches Yard.

Glemsford is a large village with a population of just over 3,500 and which also serves the surrounding villages. It is situated some 7 miles north of Sudbury, 3 miles from Long Melford, and 11 miles south of Bury St Edmunds. Cambridge and Colchester are around 30 and 20 miles distant respectively.

## DESCRIPTION

The property comprises a first-floor office suite, currently divided into two offices with its own access from the front of the building. It is of part brick part weatherboard construction under a slate roof and welcomes a large amount of natural light into the property. The office is of a modern specification and includes controllable climate electric heating, glazed windows and dado perimeter trunking. There is also a kitchenette and WC within, and the unit offers 3 car parking spaces within the shared yard to the front.

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

<b>Office 1:</b>	22'8"max x 18'9"max	providing	368 sq. ft.
<b>Office 2:</b>	18'9" x 9'7"	providing	179 sq. ft.
<b>Kitchenette:</b>	5'4" x 4'9"	providing	25 sq. ft.
<b>Cloakroom:</b>	8'8" x 3'8"	providing	32 sq. ft.
<b>Total Area:</b>			<b>604 sq. ft.</b>

**Outside:** There are 3 car parking spaces within the shared yard to the front. **Please note** that the garage shown in the photograph is **not** included or available.

## SERVICES

Main water, electricity and drainage are connected.

## EPC

The premises has an EPC rating of C and is valid until 19.05.29.

## RATES

The current Rateable Value is £2,950. The multiplier for the current year is 49.9p.

**N.B.** The property is eligible for **100% Small Business Rate Relief** subject to applicant status.

## TERMS

The offices are available to let on a new lease on effectively full repairing and insuring terms for a minimum of 3 years, on terms to be agreed.

## RENT

£5,400 per annum exclusive/£450.00 per month exclusive.

## SERVICE CHARGE

The Tenant will be liable to contribute towards the annual water/sewerage expense, Building Insurance and maintenance. Previous annual expense in respect of 5 Patches Yard was around £380.00 but this is likely to fluctuate. The service charge is invoiced annually by the landlord.

## VAT

The building is **not** elected for VAT purposes.

## VIEWING

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

1478.2

**Office 1**



**Office 1**



**Rear View**



**Office 2**

