



## Office 9, Unit 4 Stour Valley Business Centre, Brundon Lane

Sudbury, CO10 7GB

£540 PCM



SCOTT MADDISON are delighted to offer for rent this first floor serviced office located at the Stour Valley Business Centre in Sudbury. The serviced office is available to rent immediately on a flexible licence arrangement. The Business Centre also boasts its own on-site cafe; gym; and onsite parking for both staff and visitors.



## MEASUREMENT

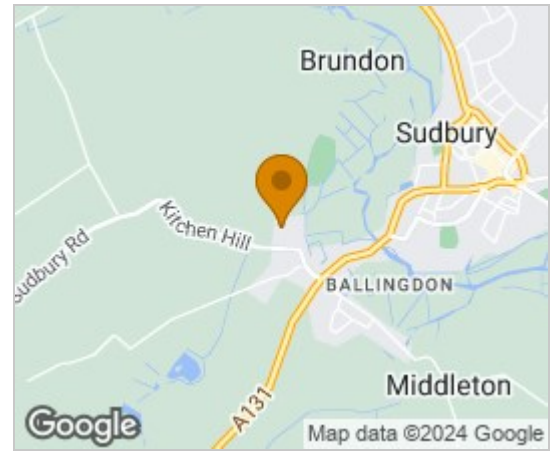
310 sq. ft. (28.80 sq. m)

## IN BRIEF

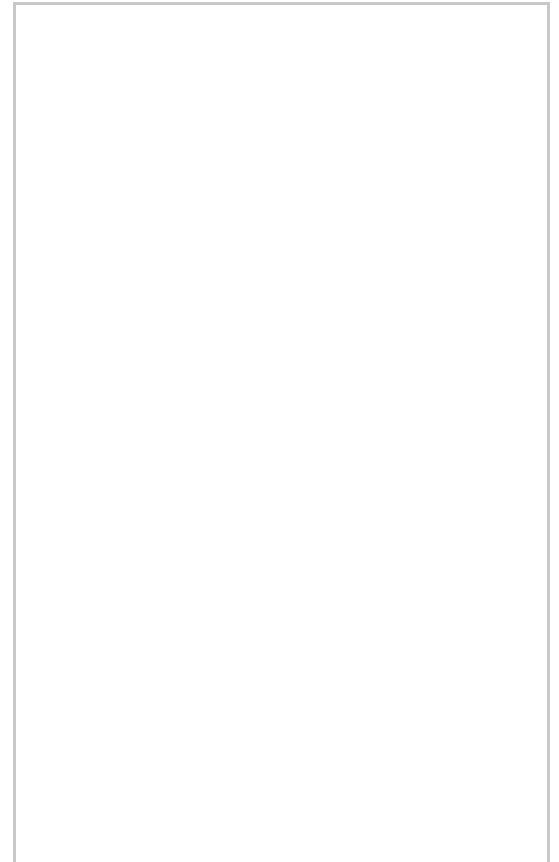
1st Floor  
Heating  
Shared Kitchen  
Communal Toilets

RENT excludes VAT, business rates and telecommunications.


## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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