

Gregory Street, Sudbury, Suffolk, CO10 1BB



## Warehouse / Manufacturing Facility on 2 Acre Site

- Available For Immediate Occupation
- Pt 4.75m, Pt. 3.5m Minimum Eaves
- Direct Access To A131
- Flexible New Lease
- Secure Yard Area & 40 Car Parking Spaces

To Let  
**Rent ONLY**  
**£2.95 Per Sq.Ft**

**54,400 sq. ft**  
**(5,053 sq. m)**



- **Most Active Agent Essex** 2019, 2020, 2021 & 2022
- **Most Active Agent Suffolk** 2020 & 2022
- **Dealmaker of the Year Essex** 2019 & 2020
- **Dealmaker of the Year Suffolk** 2020
- **Dealmaker of the Year South East** 2021 & 2022



**RICS**

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property  
professionalism  
worldwide

# Details

## Location

The property is accessed off both the A131, Gregory Street and from Weavers Lane. The A131 links Sudbury to Bury St Edmunds (A14) to the north and Braintree (A120) to the south. The A120 in turn leads directly to the M11, M25 and A12 and Stansted Airport.

The Port of Felixstowe, one of the busiest container ports in Europe, is approximately 40 miles from the site. Central London can be accessed in approximately 75 minutes via Sudbury main line railway.

## Description

The property comprises a purpose built secure warehouse / manufacturing facility on a site of approximately 2 acres.

Formerly a Silk Mill, the buildings comprise both production and warehouse space with ancillary offices and a retail outlet. There are solid concrete floors, power and lighting throughout.

## Accommodation

(Approximate gross internal measurements)

Main Production Space With Ancillary Areas	40,290 sq ft	(3,743 sq m)
Warehouse	14,110 sq ft	(1,310 sq m)
<b>Total</b>	<b>54.400 sq ft</b>	<b>(5,053 sq m)</b>

## Business Rates

We have been informed that the rateable value, as of 1st April 2023, is £137,000.

We estimate that the rates payable are therefore likely to be in the region of £70,000 per annum.

Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities.

## Energy Performance Certificate (EPC)

We have been advised that the premises fall within class E (119) of the energy performance assessment scale.

A full copy of the EPC assessment and recommendation report is available from our office upon request.

## Terms

The premises are available to let in part or as a whole, on a new lease, with rent from £2.95 per sq ft.

Freehold offers may be considered.

## VAT

The property is VAT elected, and the rent will attract VAT at the prevailing rate.

## Legal Costs

Each party will bear their own legal costs.

## Viewing

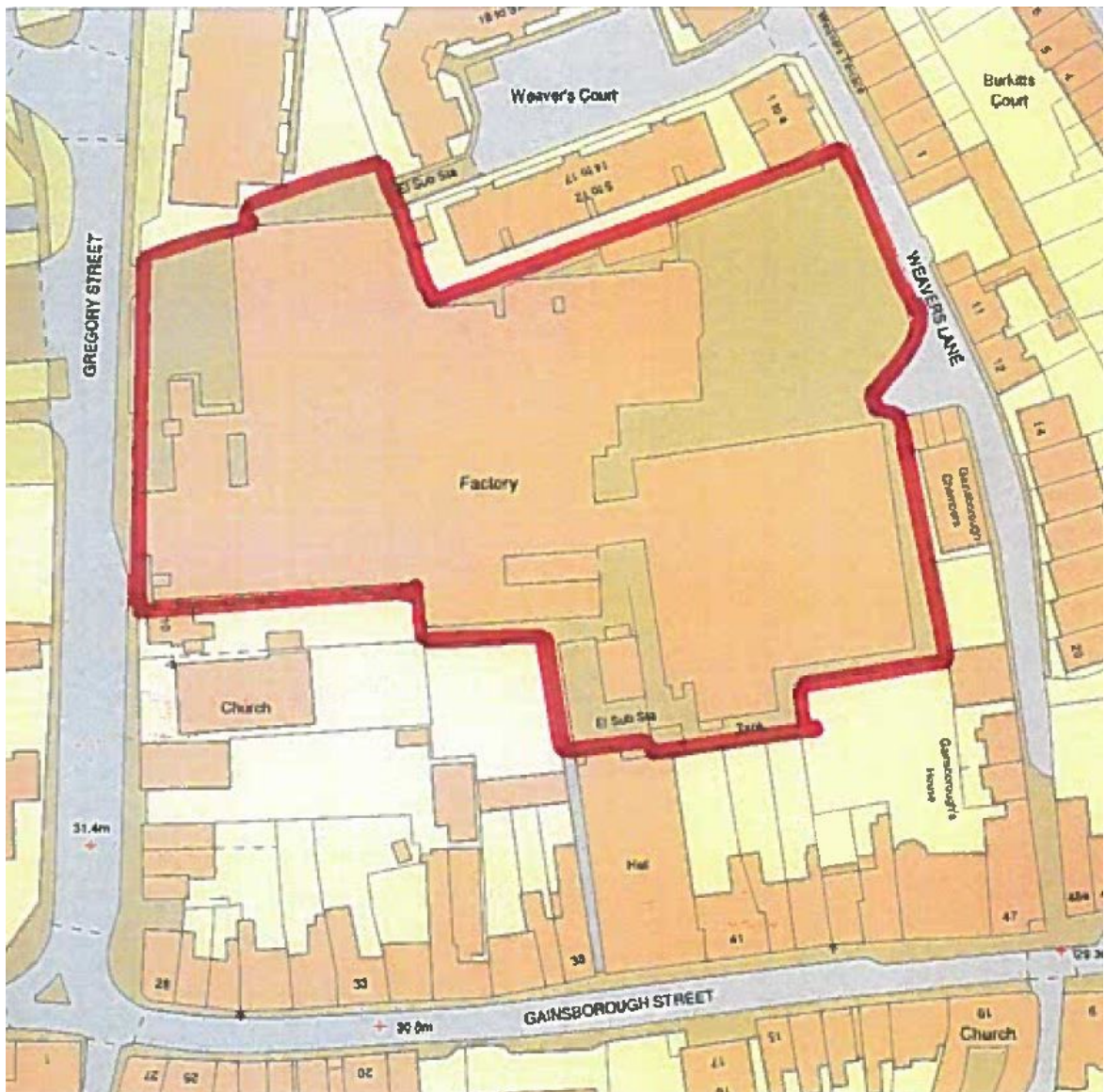
Strictly by appointment via sole agents:

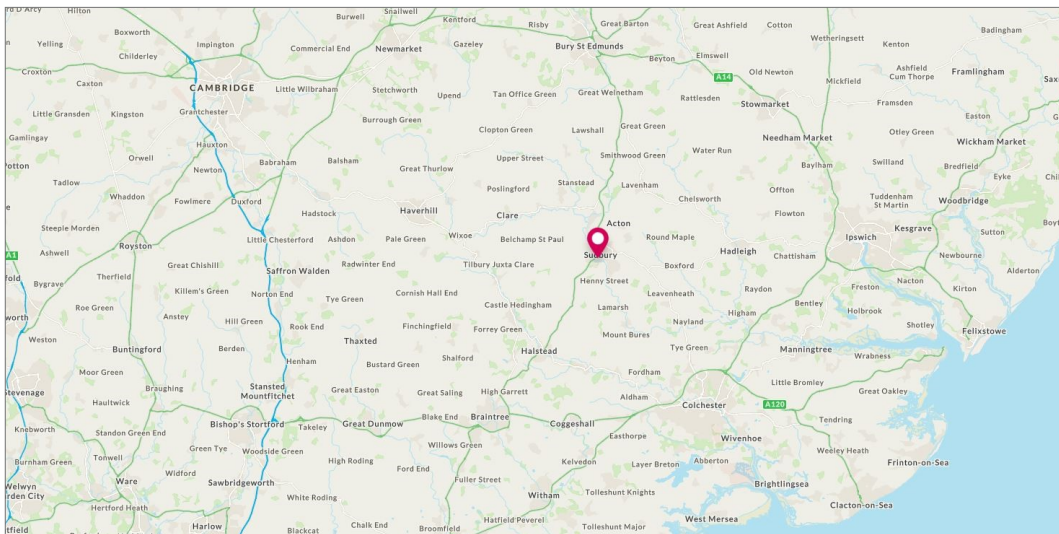
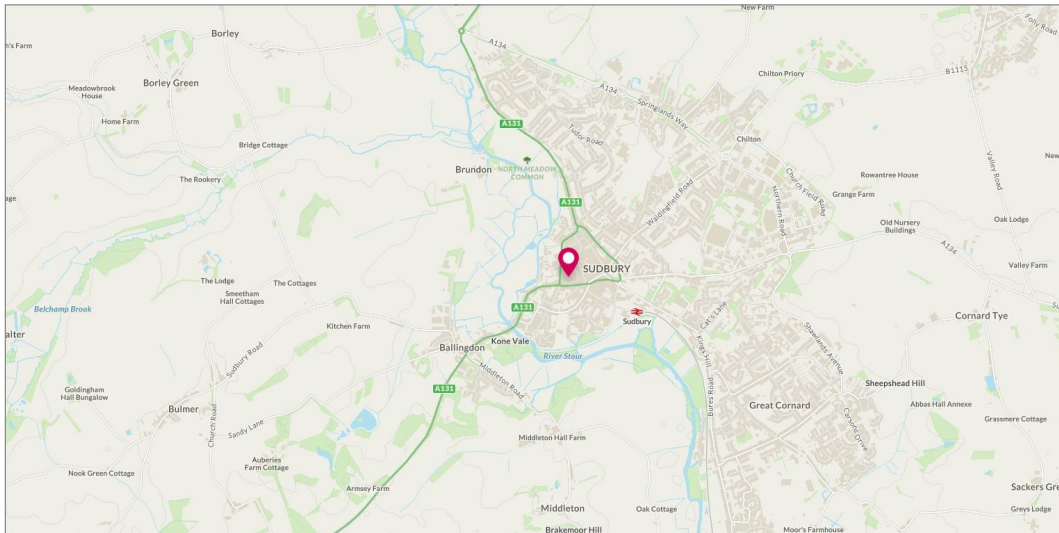
**Fenn Wright**

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For further information

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