

New Mill Business Hub, Bakers Mill, Great Cornard, Sudbury, CO10 0GG



## Well Presented Self-Contained Office Suites

- Four Storey Office Building
- High Specification With Heating & Cooling
- Passenger Lift, Kitchenette & W/C Facilities
- Open Plan Layouts
- On Site Car Parking Spaces

To Let From  
£8,250 PA

From 538 sq. ft  
(50.0 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**

the mark of  
property  
professionalism  
worldwide

# Details

## Location

The premises are located one mile south from the Town Centre of Sudbury off the Bures Road forming part of the Bakers Mill redevelopment and adjoining the River Stour and water meadows/ Sudbury is a busy and expanding market town with a population of over 20,000 (including Great Cornard) which probably serves a catchment population in excess of 50,000.

The town is situated some 15 miles north-west of Colchester, 17 miles south of Bury St Edmunds and about 25 miles from the town of Ipswich. Stanstead Airport, the M11, Cambridge and the east coast ports of Felixstowe and Harwich, along with the M25, are all within approximately 1 hour's drive.

## Description

The building comprises a former Victorian Mill which has been completely restored and redeveloped by local developers Lexden Restorations into an impressive four storey office building, benefitting from high ceilings, excellent natural light and the entire property is serviced by a modern 8 person passenger lift.

The accommodation is fitted to a high specification and provides for; open plan space, heating/air conditioning, carpeted floors and Category II lighting. Each floor is fully self contained with its own WC and kitchenette facilities.

Two car parking spaces are provided on site per floor.

## Accommodation

(Approximate net internal measurements)

First Floor	Approx.	535 sq ft	(49.7 sq m)
Second Floor	Approx.	542 sq ft	<b>LET</b>
Third Floor	Approx.	538 sq ft	(50.0 sq m)

## Terms

Each office is available to let on a new lease, terms to be agreed, at a rent of £8,250 per annum plus VAT. The rent is inclusive of service charge, buildings insurance and external repairs.

## Business Rates

We have been informed that the rateable value for the First Floor is £5,600, and for the Third Floor is £5,800.

For rateable values below £12,000 100% rate relief may be available, subject to eligibility. We recommend all parties make their own direct enquiries with the local rating authority.

## Energy Performance Certificate (EPC)

We have been advised that the premises fall within class B (33) of the energy performance assessment scale.

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

## VAT

All rents and prices are exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this direction.

## Legal Costs

Each party will bear their own legal costs.

## Viewing

Strictly by appointment via sole agents:

## Fenn Wright

**01206 85 45 45**

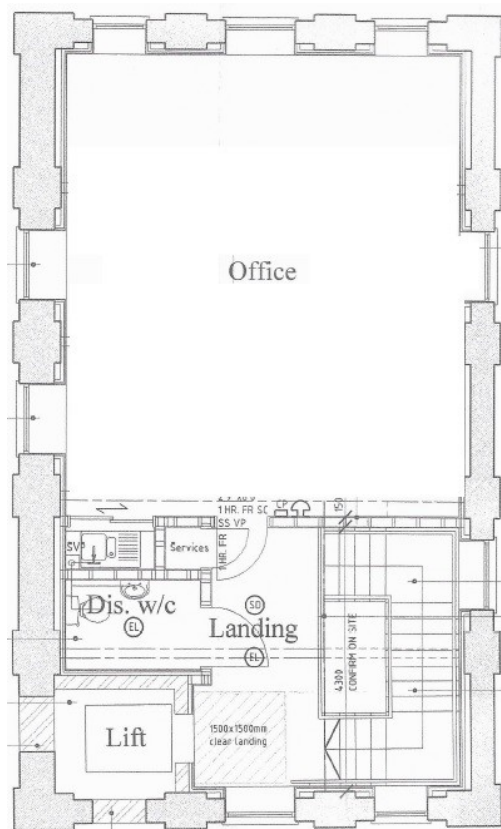
[fennwright.co.uk](http://fennwright.co.uk)

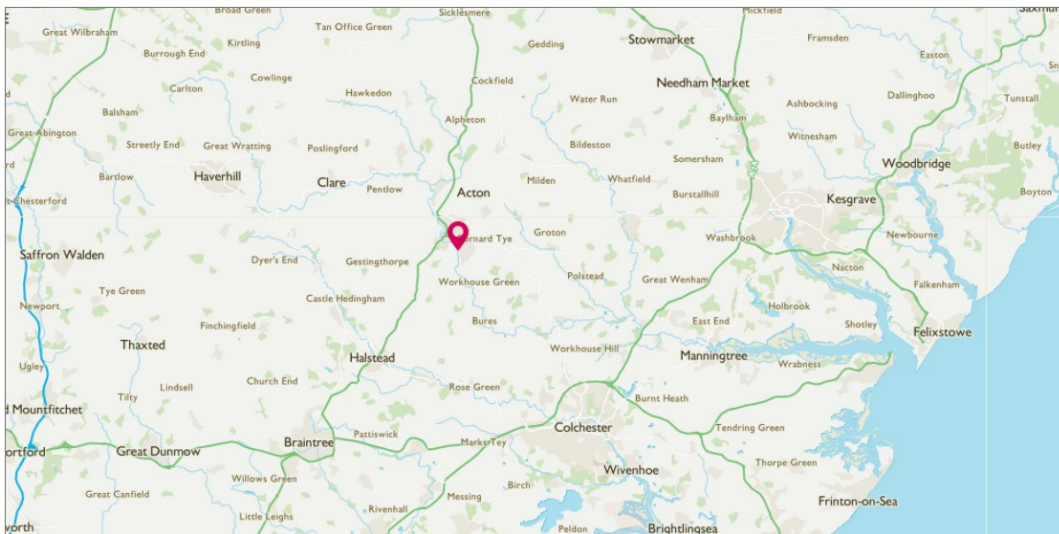
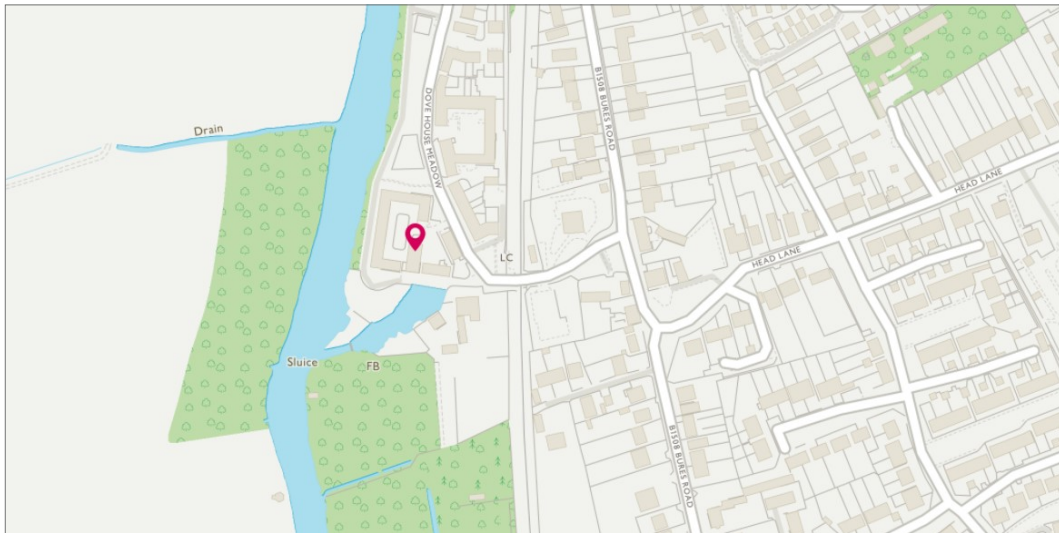
[colchestercommercial@fennwright.co.uk](mailto:colchestercommercial@fennwright.co.uk)



## Layout Plan

An indicative plan to show the layout of each floor. Not to scale nor to be relied upon





For further information

**01206 85 45 45**

[fennwright.co.uk](http://fennwright.co.uk)

Fenn Wright for themselves and for the vendors or lessors of this property whose agents they are given notice that:

- i. The particulars are set out as a general outline for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract.
- ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. The vendor or lessor does not make or give, and neither Fenn Wright nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property.
- iv. All statements contained in these particulars as to this property are made without responsibility on the part of Fenn Wright or the vendor/lessor.
- v. All quoting terms may be subject to VAT at the prevailing rate from time to time.
- vi. Fenn Wright have not tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Stanway, Colchester, Essex CO3 8RQ. A list of members is open to inspection at our offices.

