

DAVID
BURR

**NISSAN HUT,
BELLS ROAD, BELCHAMP WALTER, SUDBURY,
SUFFOLK, CO10 7AR**



To Let £800pcm

LONG MELFORD (01787) 883144

*Castle Hedingham - Clare - Leavenheath - Newmarket - Bury St Edmunds - Woolpit - London SW1
www.davidburr.co.uk*

Situated at the edge of the pretty village of Belchamp Walter is this purpose-built commercial use, Nissan Hut, that offers light spacious office space as well as a kitchen and private cloakroom that could suit a range of different businesses. The building enjoys a rural setting surrounded by rolling countryside with off-road parking and the potential for further storage units, by separate negotiation.

AGENTS NOTES:

Other storage units that are available are containers which will be circa. £160per calendar month. Alternatively, there is the option of a further commercial unit (Unit 1-3 Waits Farm Commercial Park).

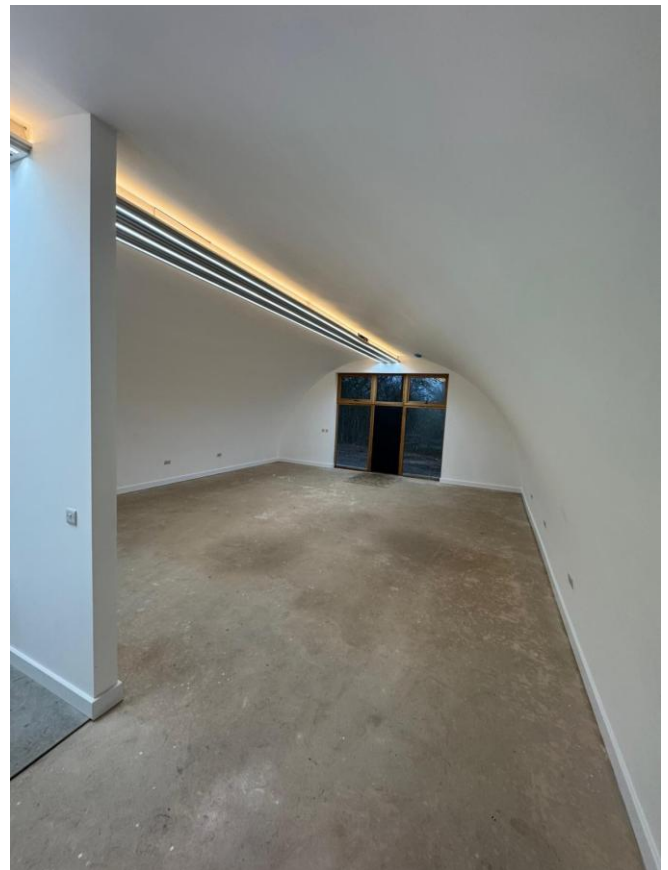
The owners will consider any type of business as long as its legal.

The Nissan Hut enjoys it own driveway with parking for at least three vehicles with further parking available.

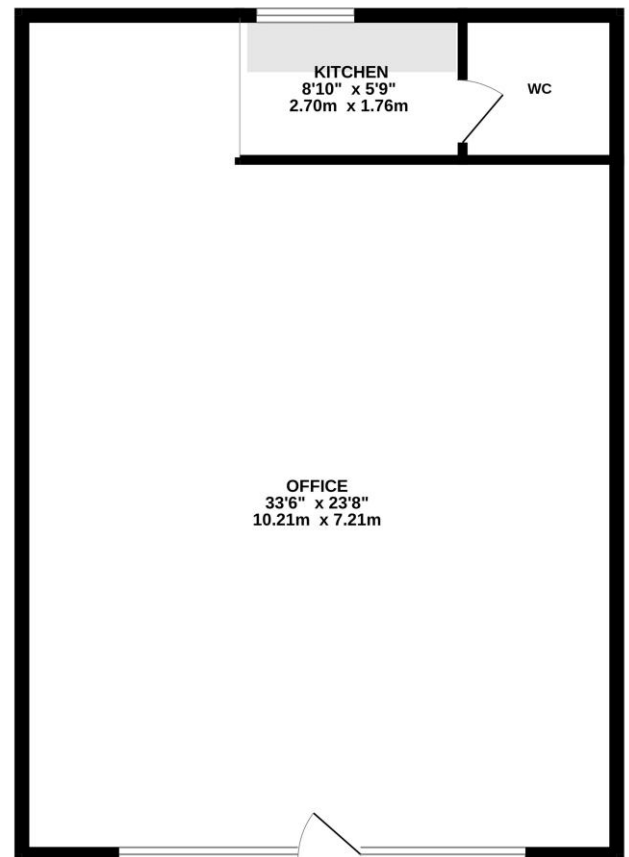
SERVICES: There are meters for both electric and water to the building. **NOTE:** None of the services have been tested by the agent.

VIEWING: Strictly by prior appointment only through DAVID BURR.

TENURE: A holding deposit of one weeks rent will be required to process an application for a tenancy. One months rent and 5 weeks security deposit will be payable prior to handover. Fees may be charged for late payment of rent, mislaid keys, etc.



GROUND FLOOR
793 sq.ft. (73.6 sq.m.) approx.



TOTAL FLOOR AREA: 793 sq.ft. (73.6 sq.m.) approx.
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