

TO LET
£13,500 PAX

TWO STOREY
OFFICE BUILDING
EXTENDING TO
APPROX. 725 SQ. FT.



UNIT H1A, DRURY DRIVE
WOODHALL BUSINESS PARK, SUDBURY, CO10 1WH

NP NICHOLAS
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COMMERCIAL

LOCATION & SITUATION

The premises are located on the Woodhall Business Park close to the A134 Sudbury bypass. The property is within an established industrial estate occupied by a variety of companies and local occupiers, whilst also being the site of a large unit occupied by Aldi. The estate is approximately 1 ½ miles from Sudbury town centre which is around 14 miles south of Bury St Edmunds and 13 miles north west of Colchester.

Sudbury has good transport links to M11 and A14 roads which lead to Stansted Airport and the East Coast Ports of Felixstowe and Harwich. Also located close by is the main line railway station at Colchester whilst there is a branch line train service from Sudbury to Marks Tey also linking to the main line into Liverpool Street, London.

DESCRIPTION

The property comprises a two storey office building that can be let as a whole or sub-divided to provide to offices suites with shared kitchen and WC facilities with car parking.

RATEABLE VALUE | BUSINESS RATES

The property has a rateable value of £9,600.

The property has a rateable less than £12,000 therefore occupiers may be able to benefit from small business rate relief. Interested parties are advised to make their own enquiries with the Babergh District Council Rates Department.

TERMS

To be let as a whole at £13,500 pax on a new commercial standard law society business leases for a term to be agreed. The sum equivalent to three months rent will be required prior to occupation to be held as a deposit for the duration of the occupancy.

LEGAL FEES

Each party is to be responsible for their own legal fees in relation to any transaction.

ANTI MONEY LAUNDERING

Please note, Nicholas Percival Ltd are required to formally verify the identity and residence of prospective Tenants prior to completing any letting.



VIEWING

Strictly by prior appointment with the sole agents, Nicholas Percival Chartered Surveyors.

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

Consumer Protection from Unfair Trading Regulations 2008 The Agents, for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars do not constitute, nor constitute any part of an offer or contract. (2) All statements contained in these particulars, as to this property, are made without responsibility on the part of the agents, or vendors or lessors. (3) All descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of the fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. (4) No person in the employment of the agents has any authority to make or give away representation or warranty whatever in relation to this property. (5) We would stress that no warranty can be given for any of the services or equipment at the properties being offered for sale and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational.