

DAVID  
BURR

**UNIT 3, BELLS ROAD,  
BELCHAMP WALTER, SUDBURY, SUFFOLK, C010  
7AR**



**To Let £750pcm**

***LONG MELFORD (01787) 883144***

*Castle Hedingham - Clare - Leavenheath - Newmarket - Bury St Edmunds - Woolpit - London SW1*

*www.davidburr.co.uk*

Situated on the edge of the pretty village of Belchamp Walter, you will find this spacious unit that could have a range of different uses for an expanding business or someone looking to start out, with roller shutter door to the front and further service door, with light and power as well as water and drainage connected.

The building enjoys an area of off-road parking as well as potential for further container storage on site.

#### 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 legal.

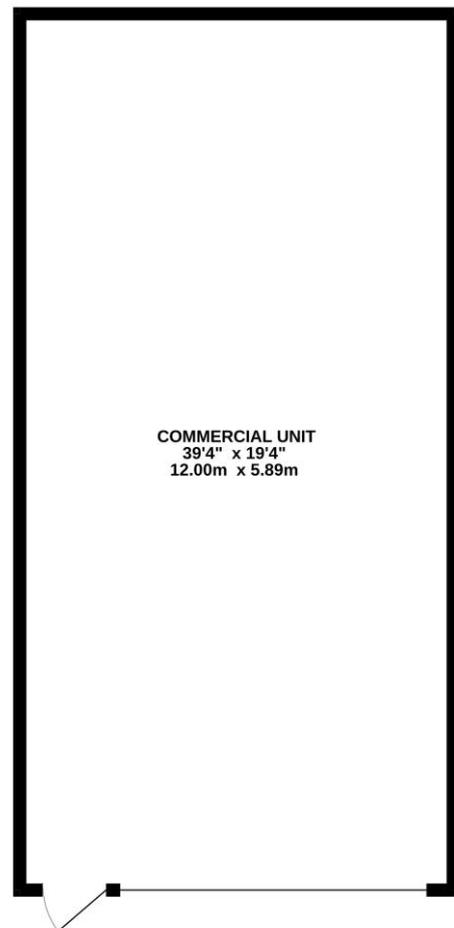
**SERVICES:** There are meters for both electric and water to the building. **NOTE:** None of the services have been tested by the agent.

**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  
761 sq.ft. (70.7 sq.m.) approx.



TOTAL FLOOR AREA: 761 sq.ft. (70.7 sq.m.) approx.  
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