

Birchall Steel Consultant Surveyors

WELL MAINTAINED INDUSTRIAL UNIT WITH REAR SERVICING IN EXCELLENT LOCATION



Gross Internal Area – 3,020 sq. ft.

2 Windham Road
Chilton Industrial Estate
Sudbury
CO10 2XD

3 PHASE ELECTRICITY SUPPLY

TO LET ON A NEW LEASE

Rent £20,000 Per Annum Exclusive

Old Bakery Mews
6 King Street
Sudbury
Suffolk CO10 2EB

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LOCATION

The premises are situated on Windham Road on the outskirts of the Chilton Industrial Estate, the town's principal employment area. Windham Road links directly to the main A134 and Sudbury town centre is about 1 mile away.

Sudbury itself is a busy and expanding market town with a population of around 25,000 (including Gt Cornard) but which serves a much wider catchment area. The town is situated some 14 miles south of Bury St Edmunds, 15 miles northwest of Colchester and 23 miles from the county town of Ipswich.

DESCRIPTION

Dating from the late 1960's/early 70's the unit has brick elevations under a lattice steel trussed roof with timber joists supporting a predominantly flat roof, with integrated translucent polycarbonate light panels. The unit has an eaves height of circa 12' and is serviced via a rear roller shutter door measuring 11' x 11'3".

The unit is currently divided by a single skin blockwork wall separating the rear workshop areas, each has an office area with w.c and kitchen facilities in the front bay. Heating is by way of an oil fired industrial warm air boiler.

Please note that all dimensions and areas are approximate:

Front Area:	1,200 sq ft
Rear Workshop:	1,820 sq ft
GIA.	3020 sq ft (280 sq m)
Eaves Height:	12' (3m)
OUTSIDE:	Rear servicing via a roller shutter door. Parking for approximately 6 cars. There are communal car parks at both ends of the terrace of units.
SERVICES:	Main water, 3 phase electricity and drainage are connected.
RATES:	The Rateable Value is £16,750 Current multiplier is 49.9p
TERMS:	The property is available to let on new fully repairing and insuring terms for a minimum term of 3 years but on other terms to be agreed.
EPC.	Rating E - expiry date 23.06.30
RENT:	£20,000 per annum exclusive
VAT:	The property is not elected for VAT.
VIEWING:	Strictly by confirmed prior appointment with Birchall Steel: 01787 883888