Birchall Steel Consultant Surveyors

FULLY REFURBISHED DETACHED

WORKSHOP UNIT WITH ENCLOSED YARD

WELL LOCATED ON THIS POPULAR INDUSTRIAL ESTATE





ABOUT 835 SQ FT YARD 650 SQ FT PARKING ELECTRIC ROLLER SHUTTER DOOR

Unit 27 Misbourne Place Bull Lane Industrial Estate Acton Sudbury CO10 0BD

TO LET ON A NEW LEASE

Rent £700.00 Per Month Exclusive

NO VAT

100% Small Business Rate Relief Available

Old Bakery Mews 6 King Street Sudbury Suffolk CO10 2EB 01787 883888 birchallsteel@btconnect.com www.birchallsteel.co.uk

LOCATION

The premises are located in Misbourne Place which is at the rear of the Bull Lane Industrial Estate where other occupiers include Whiles Rodent Service & Contractors, Anglia Labels, EU Car Parts and BCMZ Engineering. The estate has seen considerable new development in recent years including the new estate road which services this building.

The Acton Industrial Estate is located midway between the villages of Acton and Long Melford and is about ½ mile from the A134 Sudbury to Bury St Edmunds road. The market town of Sudbury is some 4 miles to the south and Bury St Edmunds and A14 are some 12 miles to the north. As mentioned above, both Bull Lane Industrial Estate and adjacent Acton Place Industrial Estate has seen considerable development and improvements in recent years to make them an extremely popular industrial destination.

DESCRIPTION

The property comprises an older building which has been a subject of extensive refurbishment and improvement in 2023 which has included re-roofing, the provision of kitchen & cloakroom facilities along with a power operated roller shutter door (10' wide x 8' high).

The building is of brick construction with insulated profile steel roof and offers a clear height of approximately 8'8".

At the side is an enclosed concrete yard with timber fencing.

The building provides the following accommodation but please note that all dimensions and areas are approximate:

Gross Internal Dimensions: 59' x 15' providing 835 sq ft

Within this area is a **cloakroom** with w.c. and wash basin and **kitchen area**.

External Yard 59' x 11' providing 650 sq ft

SERVICES Main water and drainage are connected. Currently there is a single phase electricity

supply but the building has been rewired ready to accept 3 phase if required.

RATES Rateable Value £4,200

Qualifying applicants would benefit from 100% Small Business Rate Relief,

therefore no business rates will be payable.

TERMS The property is available to let on a new lease on standard full repairing and insuring

terms.

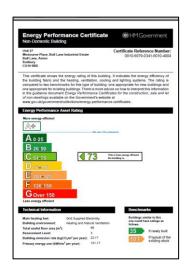
RENT £700.00 per calendar month exclusive

VAT The building is not elected for VAT purposes.

VIEWING By confirmed prior appointment with the agents:

Birchall Steel Ltd: 01787 883888

EPC – Rating C







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