

# 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

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## 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

**Energy Performance Certificate** HM Government  
**Non-Domestic Building**

Unit 27  
 Melchbourne Farm, Bull Lane Industrial Estate  
 Bull Lane, Ayles  
 Building  
 CO19 9BD

Certificate Reference Number:  
 0910-6979-0341-6010-4004

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to best benchmarks for the type of building; one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document Energy Performance Certificates for the construction, sale and let of non-dwellings available on the Government's website at [www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/260000/energy-performance-certificates](http://www.gov.uk/government/uploads/system/uploads/attachment_data/file/260000/energy-performance-certificates).

**Energy Performance Asset Rating**

More energy efficient

**A** 0-25  
**B** 26-50  
**C** 51-75  
**D** 76-100  
**E** 101-125  
**F** 126-150  
**G** Over 150

Less energy efficient

73 This is how energy efficient this building is.

**Technical Information**

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	88
Assessment Level:	3
Building emissions rate (kgCO <sub>2</sub> e/m <sup>2</sup> per year):	22.17
Primary energy use (kWh/m <sup>2</sup> per year):	131.17

**Benchmarks**

Buildings similar to this one could have ratings as follows:

35	if newly built
101	if typical of the existing stock

