



## Unit 1 Alexandra Road

Sudbury, CO10 2XH

### Light Industrial Unit To Let

**1,021 sq ft**  
(94.85 sq m)

- Available from May 2024
- Unit To Be Refurbished
- Gross Internal Area of 1021 Sq Ft
- Small Business Rates Relief Available to Qualifying Occupiers

# Unit 1 Alexandra Road, Sudbury, CO10 2XH

## Summary

<b>Available Size</b>	1,021 sq ft
<b>Rent</b>	£8,000.00 per annum
<b>Rateable Value</b>	£7,300 based on 2023 valuation
<b>Service Charge</b>	£250 per annum
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	E (116)

## Description

The unit comprises an end of terrace light industrial/workshop unit constructed of brick and block walls with a corrugated cement sheet roof with integral office and WC's to the front. The workshop space is open plan with painted blockwork walls, open out timber full height doors, concrete floor and three phase power. There is an external forecourt to the property and further common areas parking.

## Location

Sudbury is a busy market town with a population of around 20,000 including Great Cornard. The town is located 12 miles south of Bury St Edmunds and 14 miles northwest of Colchester.

Unit 1 Alexandra Road forms part of a privately owned industrial estate comprising 10 units. The estate forms part of Chilton Road Industrial Estate which is one of the towns principal employment areas and is located around 1 mile from the town centre.

## Accommodation

The accommodation comprises the following areas:

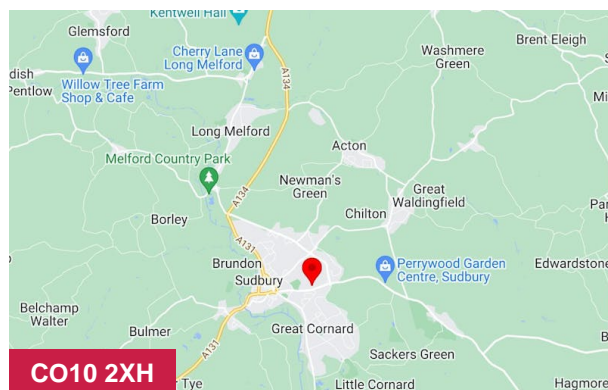
Name	sq ft	sq m	Availability
Ground	1,021	94.85	Available
<b>Total</b>	<b>1,021</b>	<b>94.85</b>	

## Terms

The property is available to let by way of a new lease on terms to be agreed from mid May 2024.

## Service Charge

There is a service charge of £250 per annum for the maintenance and upkeep of the common areas.



## Viewing & Further Information



**Francis Britton**

01284 702626

francis@hazells.co.uk