

TO LET
£20,000
PAX

**LIGHT INDUSTRIAL /
WAREHOUSE PREMISES
WITH OFFICE
EXTENDING TO
APPROX.
3,209 SQ. FT.**



UNIT 3, BRUNDON LANE
BULMER ROAD, SUDBURY, CO10 7HJ

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LOCATION

The property is located in Sudbury, historic market town located on the Suffolk side of the River Stour, along the Essex border. Sudbury is approximately 15 miles northwest of Colchester via the A134 (Horkesley and Nayland Roads) and benefits from being situated at the end of the Gainsborough Railway line, a service which runs between Marks Tey and Sudbury.

Brundon Lane is situated to the west of the town centre, along a predominantly commercial road. Nearby occupiers include MSL Tool Making, Stour Valley Oak (Manufacturers) Block Management UK, TTT Motorcycles and AFC Sudbury Football.

From King Street, proceed west along the A131, crossing the River Stour. At the Bulmer Road / Middleton Road traffic lights, turn right on to Bulmer Road, whereby Brundon Lane is located 0.1 miles on the right. The property is located within the terrace of industrial units on the left hand side.

DESCRIPTION

Unit 3 is a middle terrace, light industrial / warehouse unit, constructed of a concrete portal frame, under an asbestos sheet roof with roof lights. The property benefits from a concrete floor, LED / fluorescent lighting, a concertina sliding door to the front (11 ft. w x 7.6 ft. h), WC facilities, office accommodation, a small yard area to the rear and car parking spaces to the front.

ACCOMMODATION

Gross Internal Area (GIA) - 3,209 sq. ft.

TENURE

Available to Let from January 2025, by way of a new full repairing and insuring lease, terms to be agreed at £20,000 per annum exclusive

SERVICE CHARGE

The Tenant will contribute towards the site service charge to include cleaning of the gutters and tree maintenance.

RATEABLE VALUE

The property has a rateable value of £18,000. The Local Authority is Babergh District Council.

EPC

The property has an EPC rating of C – 75. A copy of the certificate is available on the GOV.UK Non-Domestic Energy Performance Certificate Register.

LEGAL FEES

Each party is to be responsible for their own legal fees in relation to any transaction.



VIEWING

Strictly by prior appointment with the sole agents, Nicholas Percival Chartered Surveyors.

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All prices and rentals quoted are exclusive of VAT if applicable, under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this regard.

Consumer Protection from Unfair Trading Regulations 2008 The Agents, for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars do not constitute, nor constitute any part of an offer or contract. (2) All statements contained in these particulars, as to this property, are made without responsibility on the part of the agents, or vendors or lessors. (3) All descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of the fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. (4) No person in the employment of the agents has any authority to make or give away representation or warranty whatever in relation to this property. (5) We would stress that no warranty can be given for any of the services or equipment at the properties being offered for sale and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational.