

FOR SALE - A Purpose-Built Detached Factory Unit

On A Site Of Just Under 0.6 Acres – Approx. 4,435 ft²

Prominent Location Close To The Junction Of Windham Rd & Northern Rd

BS BIRCHALL
STEEL

Specialist property advice to the commercial sector

A division of **NP** NICHOLAS
PERCIVAL



Plasart Limited, Windham Road,
Chilton Industrial Estate, Sudbury, Suffolk CO10 2XD

Long Leasehold Interest For Sale
Offers invited in the region of £275,000

Location

The premises is situated in Windham Road close to the junction with Northern Road which is the town's main eastern by-pass. The premises are located adjacent to Turner Access Hire and opposite Nestle Purina with other nearby occupiers including Enterprise Car Hire, Siemens, MacFarlane Packaging and Lanxess.

Sudbury town centre is approximately 1 mile away along with its railway and bus stations. The town is located some 12 miles south of Bury St Edmunds, 14 miles northwest of Colchester and 23 miles from the county town of Ipswich. Stansted Airport and the M11 are both within 1 hour's drive time.

Description

The property comprises a detached purpose-built factory unit constructed in the 1970's with a more recent addition at the rear. The main building is constructed of a concrete portal frame with brick cladding under a corrugated asbestos roof with the rear extension being of steel frame construction with profiled steel cladding under a profiled steel-clad roof. The main building has a minimum eaves height of 9'6" and the main factory space is heated by an oil fired industrial warm air boiler.

The office accommodation is located at the front of the building and provides cellular office space along with ladies and gents cloakrooms and staff room.

Externally there is a concrete forecourt and parking area with space for around 14 cars and a large area of undeveloped land at the rear with the total site extending to about 0.588 acres.

Tenure

The property is held under a 99-year ground lease from 13th October 1972, at a current ground rent of £5,500 per annum which is due for review in October 2028. There is therefore some 45 years unexpired.

Services

Main water and drainage are connected, the property has a 3-phase electrical supply.

Rates

The rateable value effective from 1st April 2026 is £25,750. The multiplier for 2026/7 is 43.2p.

Terms

The long lease is for sale with vacant possession and offers are invited in the region of £275,000.

VAT

The building is not elected for VAT purposes.

EPC

The building has an EPC rating of D – 88 and the certificate is valid until 7th August 2035.

Viewing

Strictly by prior appointment with the sole agents Birchall Steel a division of Nicholas Percival.

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Dimensions

Gross Internal Dimensions

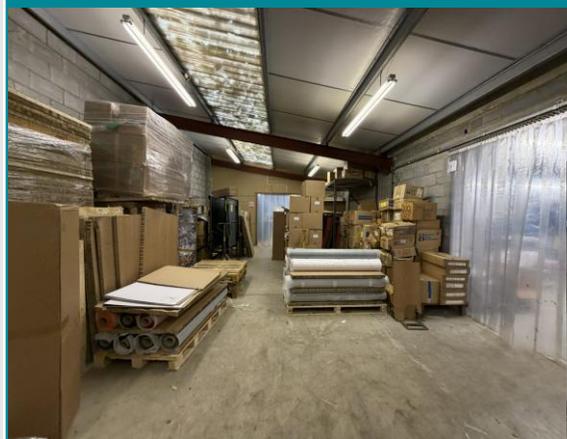
Main Factory: 75' x 39'9"

Rear Modern Extension in Two Sections: 45'2" x 19'8" and 30'2" x 19'2"

Within the main building are two adjoining offices: 12' x 9'7" and 10'2" x 9'7"

An entrance hall, ladies and gents' cloakrooms, together with a first aid room, compressor store and staff canteen: 11'4" x 9'7"

Total Gross Internal Floor Area - Main Section: 2,969 ft²
Modern Extension: 1,466 ft²
Total Gross Internal Area: 4,435 ft²
Total Site Area: 0.588 Acres



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