

TO LET

3,200 sq. ft. Warehouse / Light Industrial Unit

NP NICHOLAS
PERCIVAL
COMMERCIAL



Unit 2 Brundon Lane
Bulmer Road Industrial Estate, Sudbury CO10 7HJ

RENT
£14,500 PAX

Location

Brundon Lane is located within a commercial area, approximately one mile west of Sudbury Town Centre. The property is within close proximity of the A131 Sudbury to Halstead Road, with Halstead 9 miles south and Braintree 16 miles to the south east. Nearby occupiers include Lavenham Army Surplus, Suffolk Construction Partners, Enertech Systems, TTT Motor Cycles, Discount Beds, Connect to Furniture and AFC Sudbury Football Club.

Description

Unit 2 is a light industrial / warehouse unit, constructed of a concrete portal frame, under an asbestos sheet roof. The property extends to approximately 3,200 sq. ft., benefitting from concertina sliding doors (11 ft. w x 9 ft. h), WC facilities, office accommodation, a small yard area to the rear and ample car parking spaces to the front.

Rental

The property is available to let at a rental of £14,500 per annum exclusive.

Terms

Available to Let immediately by way of a new full repair and insuring lease, terms to be agreed.

Rateable Value

The property has a rateable value of £11,250. Occupiers may benefit from 100% small business rate relief due to the rateable value less being than £12,000. The Local Authority is Babergh District Council - 01473 433851.

EPC

The property has an EPC rating of E.

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)

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