



Northern Road, Sudbury, Suffolk CO10 2ZB

To Let

Refurbished Warehouse

43,000 sq ft GIA

- Site area 1.55 acres (0.627 hectares)
- 80 metre prominent road frontage
- Minimum eaves height 3.8 metres
- Incentives available in Year 1

Location

The property benefits from an 80 metre frontage and prominent location fronting Northern Road, which is the central spine road to the Chilton Industrial Estate, and forms part of the town's northern by-pass. Nearby occupiers include Bayer Diagnostics, Prolog, Nestle, Dupont and Mel Aviation, and the Chilton Industrial Estate is the preferred industrial location in Sudbury. The premises are situated on the A134 eastern bypass and approximately 1 mile from the town centre.

Sudbury is an expanding market town with a population of around 20,000 (including Great Cornard) and which serves a catchment population estimated at around 50,000. Sudbury is located 14 miles north west of Colchester, 12 miles south of Bury St Edmunds and about 23 miles from the county town of Ipswich. The east coast ports of Harwich and Felixstowe, the M11 and M25, along with Cambridge and Stansted airport are all within approximately 1 hours drive.

Description

The property comprises a three bay purpose built warehouse with dock loading bays to the front elevation and includes a small office in the south west corner of the building. The property is of concrete portal frame construction with pitched roofs and cavity brickwork walls. The property has a minimum eaves height of 3.8 metres to the knee of the concrete portal frame and, to its front, a good sized concrete apron and forecourt with a shared access onto Northern Road.

Accommodation

Warehouse—total gross internal area 43,000 sq.ft. (3,995 sq.m.)

Terms

The premises is available to let on flexible lease terms either as a whole or in part at £2.50 per sq.ft.

The rent does not attract VAT.

Rental incentives are available in connection with a letting of the whole.

Viewing

Strictly by prior appointment with the Sole Agents:

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