



Units 4A & 4B Bull Lane, Acton, Sudbury, Suffolk, CO10 0BD

To Let

Industrial Unit

4,800 sq ft (446 sq m) GIA

- New lease available
- Substantial yard to rear
- Easy access to main road links
- Energy Rating: F

Location

The units are located within the Bull Lane Industrial Estate on the edge of the village of Acton and near the busy market town of Sudbury. This Estate benefits from very easy access onto the A134 Sudbury to Bury St Edmunds road and is an increasingly popular destination for business.

Acton is situated approximately 2 miles from Sudbury which has a population of 22,000 and serves a catchment population estimated at approximately 80,000. The town is situated some 14 miles north west of Colchester, 13 miles south of Bury St Edmunds and approximately 23 miles from the county town of Ipswich. There are branch line services from Sudbury to London via Marks Tey with fast and regular inter city services from Colchester to Liverpool Street taking less than 1 hour. The east coast ports of Felixstowe and Harwich, the M11 and M25, along with Stansted Airport and Cambridge are all within approximately 1 hours drive time.

Description

The premises are believed to have been constructed in the early 1980's with brick faced elevations under clad and insulated pitched roofs incorporating translucent lights. The units are presented as one double unit.

Accommodation

The unit comprises:-

4A Bull Lane—Road frontage, side roller shutter door, office, small store, ladies and gents cloakrooms, further sink unit, in total approximately 2,400 sq.ft.

Outside the unit has vehicle parking to the front and a wide drive giving access to the loading door and also to a further parking area to the rear. Beyond the parking is an area of rough storage ground.

4B Bull Lane - Side roller door, fluorescent strip lighting, cloakroom, partly concreted good sized yard to the rear providing space for both cars and lorries.

Rent

The initial rent will be £16,000 per annum on full repairing and insuring terms.

Business Rates

The property has a Rateable Value of £15,250.

Viewing

Strictly by prior appointment with the Sole Agents:

Fenn Wright, 1 Tollgate East, Stanway, Colchester, Essex CO3 8RS

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