

TO LET INDUSTRIAL UNIT

3 ADDISON ROAD
CHILTON INDUSTRIAL ESTATE
SUDBURY CO10 2YW

£24,000 PAX

FOR VIEWING & INFORMATION PLEASE CONTACT

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ACCOMMODATION:

The building provides the following accommodation but please note that all dimensions and areas are approximate:-

Warehouse/ Production Area:	2,075sqft
Offices/ Meeting Room:	720sqft
Spray Booth:	325sqft
Side Extension:	284sqft
WC & Disabled WC	
NETT USEABLE AREA:	3404sqft (316.34sqm)

RATEABLE VALUE:

Interested parties should make their own enquires into business rates with babergh district council. We understand that the rateable value is £20,000 and the multiplier for the current year is 49.9p.

DESCRIPTION:

The unit is a semi-detached industrial building fronting Addison Road of steel portal frame construction with brick and block cladding to the main elevations and colour coated profiled steel sheeting above. There is customer parking for approximately 4 cars to the front of the building with a roller shutter loading door to the rear of the unit. The building has an eaves height of 4.7m. It has recently been refurbished and solar panels are installed on the west facing roof slope.

LOCATION:

The property is located on the towns popular Chilton Industrial Estate in Addison Road which leads off Northern Road (A134) the main road leading through the Estate. Nearby occupiers include Screwfix, Howdens and A&B Glass Company. Sudbury is a popular and accessible Market Town on the Suffolk/Essex border and is located 23 miles from Ipswich and 15 miles from Colchester. Sudbury town centre along with its bus and railway stations is just over a mile away.

TENURE:

The premises are offered on the basis of a new lease on full repairing and insuring basis for a minimum term of 3 years.

LEGAL COSTS:

Each party will be responsible for their own costs incurred in the transaction.

elsom spettigue associates

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V.A.T:

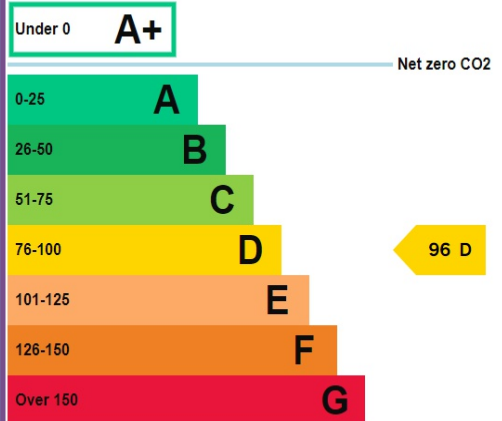
We understand that the property is elected for VAT.

SERVICES:

All mains services including water, electricity (3 phase supply) and drainage are connected.

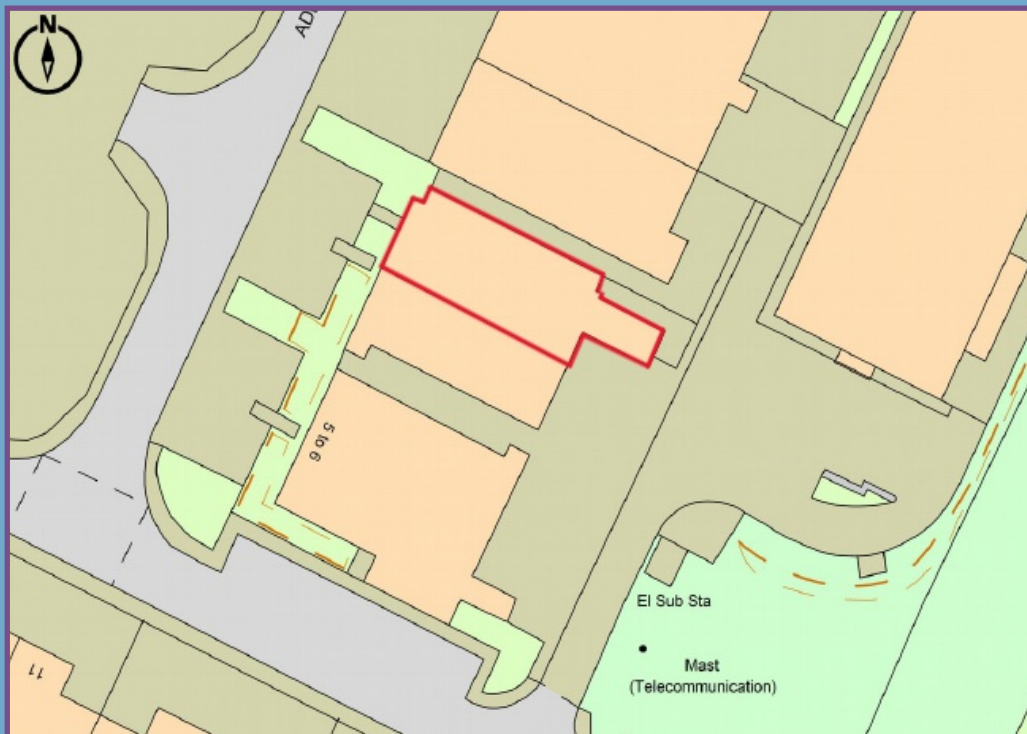
Energy rating and score

This property's current energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



These particulars are provided only as a general guide to the property and do not form part of any contract. Whilst all details are given in good faith, and are believed to be correct, any intended purchaser or tenant must satisfy themselves independently as to their accuracy. Elsom Spettigue Associates are not authorised to make or give representation or warranty whatever in relation to this property.