



Industrial Unit | **TO LET / FOR SALE**

14,657 sq ft | 1,361.6 sq m (approx.)

1 – 3 Ballington Hill Industrial Estate, Sudbury, Suffolk CO10 2DX

- CG** Excellent roadside prominence
- CG** Open plan warehouse
- CG** Two level loading doors
- CG** Large surfaced yard and canopy

Coke Gearing

CHARTERED SURVEYORS

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Location

The property is located on Ballingdon Hill Industrial Estate, which is around 1 mile from Sudbury town centre.

Ballingdon Hill Industrial Estate has direct access onto the A131 which links Sudbury to Bury St Edmunds (A14) to the north and Braintree (A120) to the south. The A120 leads directly to the M11, M25 and A12 and Stansted Airport.

Description

The unit is of steel portal frame constructed under a pitched asbestos sheet roof, incorporating translucent roof lights, with brick elevations. There are two level loading doors, one on the front elevation and one on the side elevation. The warehouse area has an eaves height of approx. 3.5m and apex height of approx. 5.3m. The reception / office is provided with a tea point and two WC's. The unit has a three-phase power supply and main water supply.

To the side of the unit, fronting onto the A131 is a large forecourt / yard area for loading / unloading and car parking.

Accommodation

GIA approx.	14,657 sq ft	1,361.6 sq m
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Terms

To be let on a new full repairing and insuring lease, for a term to be agreed/ Alternatively, the vendor would consider disposing if their freehold interest.

Rent

£95,250 per annum

Price

£1,300,000 + VAT



Business Rates

Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities. Further information can be found at www.gov.uk/find-business-rates

Services

We understand that mains electricity, water and drainage are connected to the property; however, these services have not been tested by the agents. Interested parties should make their own enquiries.

Anti-Money Laundering

In accordance with the latest Anti Money Laundering legislation, the tenant will be required to provide proof of identity and address to the letting agents prior to solicitors being instructed.

Legal Costs

Prior to the instruction of solicitors, the tenant will be required to pay a non-refundable administration fee of £750.00 plus VAT. Each party will otherwise bear their own legal costs involved with this transaction.

VAT

VAT chargeable at the current rate.

EPC

E - 107

Viewing strictly by appointment via:

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