

INDUSTRIAL / WAREHOUSE UNIT - TO LET/MAY SELL

'AFB UNIT', SUDBURY, SUFFOLK, CO10 2YA

76,904 sq ft (7,144 sq m)



DESCRIPTION

The property is a secure self-contained industrial unit of steel portal frame construction with profile sheet cladding.

The unit is racked to full height over approximately 80% of the warehouse area.

Onsite parking is available and gated access to the yard.

SPECIFICATION

Salient details include:

- 4 dock level loading doors
- 1 surface level loading door
- Sprinkler system
- Ancillary offices at ground and first floor
- Minimum clear height of 8m

TERM

The property is available by way of a new fully repairing and insuring lease on terms to be agreed.

ACCOMODATION

	<u>Sq ft</u>	<u>Sq m</u>
Warehouse	74,792	6,948.18
GF Office	1,056	98.10
FF Office	1,056	98.10
Total	76,904	7,144.38

Gross Internal Floor Area
**Approximate floor areas*

LOCATION

The property is located on the popular and established Chilton Industrial Estate on the North East side of Sudbury on Church Field Road.

Neighbouring occupiers include Homebase, Nestle Purina, Royal Mail, Prolog, Siemens and Delphi Diesel Systems.

EPC

To be assessed following completion of the refurbishment.

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CONNECTIONS

- Easy access to the A134
- Situated closely to Sudbury train station.
- Neighbouring towns include Ipswich, Bury St Edmunds, Braintree and Colchester

DISTANCES

A134	0.4 miles
A14 (Bury St Edmunds)	16 miles
A120 (Braintree)	16 miles
Colchester	14.9 miles
Ipswich	20.5 miles
Port of Felixstowe	35 miles
Cambridge	35.5 miles
London	70.7 miles

For further information or to arrange an inspection please contact the agents:



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