

NEWLY REFURBISHED INDUSTRIAL UNIT

TO LET

About 3,020 sq ft

BS BIRCHALL
STEEL

Specialist property advice to the commercial sector

A division of **NP** NICHOLAS
PERCIVAL



1 Windham Road, Chilton Industrial Estate
Sudbury, Suffolk CO10 2XD

RENT
£24,000 Per Annum Exclusive

- **REAR SERVICE YARD**
- **KITCHEN & CLOAKROOMS**
- **ROOF OVERHAUL DURING 2026**
- **SHARED CAR PARK**

Location

The premises is situated on Winham Rd which forms part of the Chilton Industrial Estate, the town's principal employment area. Windham Rd links directly to Northern Rd, the main A134 Eastern Bypass, and Sudbury town centre is about 1 mile away. Other occupiers in the immediate vicinity include Nestle, Siemens, Macfarlane, Antec & Huws Gray Buildings Merchants.

Description

The property is an end terrace industrial building which dates from the late 1960/early 1970's and has been recently refurbished. The unit has brick elevations under a lattice steel trussed roof with timber joists supporting a predominantly flat roof, with integrated translucent polycarbonate roof lights. The roof has been overhauled in 2026. The unit has an eaves height of around 12ft and offers a clear floor space with cloakroom facilities in the front corner. Windows are modern Upvc double glazed units. The rear loading door is a brand-new roller shutter of 11' x 11'2" high.

Externally there is a small service yard at the rear, and the lease also provides rights to utilise the shared car park at each end of the block.

Services

Main water, electricity (3 phase), and drainage are connected.

Rates

Rateable Value £18,750 The multiplier for the current year is 43.2p.

VAT

The building is not elected for VAT.

Terms

The property is available To Let on a new lease on full repairing & insuring terms for a term to be agreed. The lease is to be excluded from Sections 24 -28 of the Landlord & Tenant Act 1954. A deposit equal to six months rent will be required.

Rent

£24,000 per annum exclusive

EPC – The property has a D Rating and the EPC expires in 2036

Viewing

Strictly by prior appointment with the sole agents Birchall Steel a division of Nicholas Percival.

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The property provides the following accommodation but please note that all areas and dimensions are approximate.

GROSS INTERNAL DIMENSIONS

74'4" x 40'7" providing 3019 sq ft

22.6m x 12.4m providing 280 sq m

Within the front corner of the building is a service block with ladies and gent's cloakroom each with wash basins and separate wc, there is an adjacent open kitchen area with stainless steel sink unit.



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