

300,126 ft<sup>2</sup> (27,940.86 m<sup>2</sup>)  
**FOR SALE/TO LET**



# Lower Road

GLEMSFORD, SUDBURY, SUFFOLK, CO10 7QS







**300,126 ft<sup>2</sup>**  
(27,940.86 m<sup>2</sup>)

**17.76 acres**  
(7.19 ha)

**324**  
on site car parking spaces

**Modern**  
production/warehousing  
facility

**8 MVA**  
power supply\*



# Location

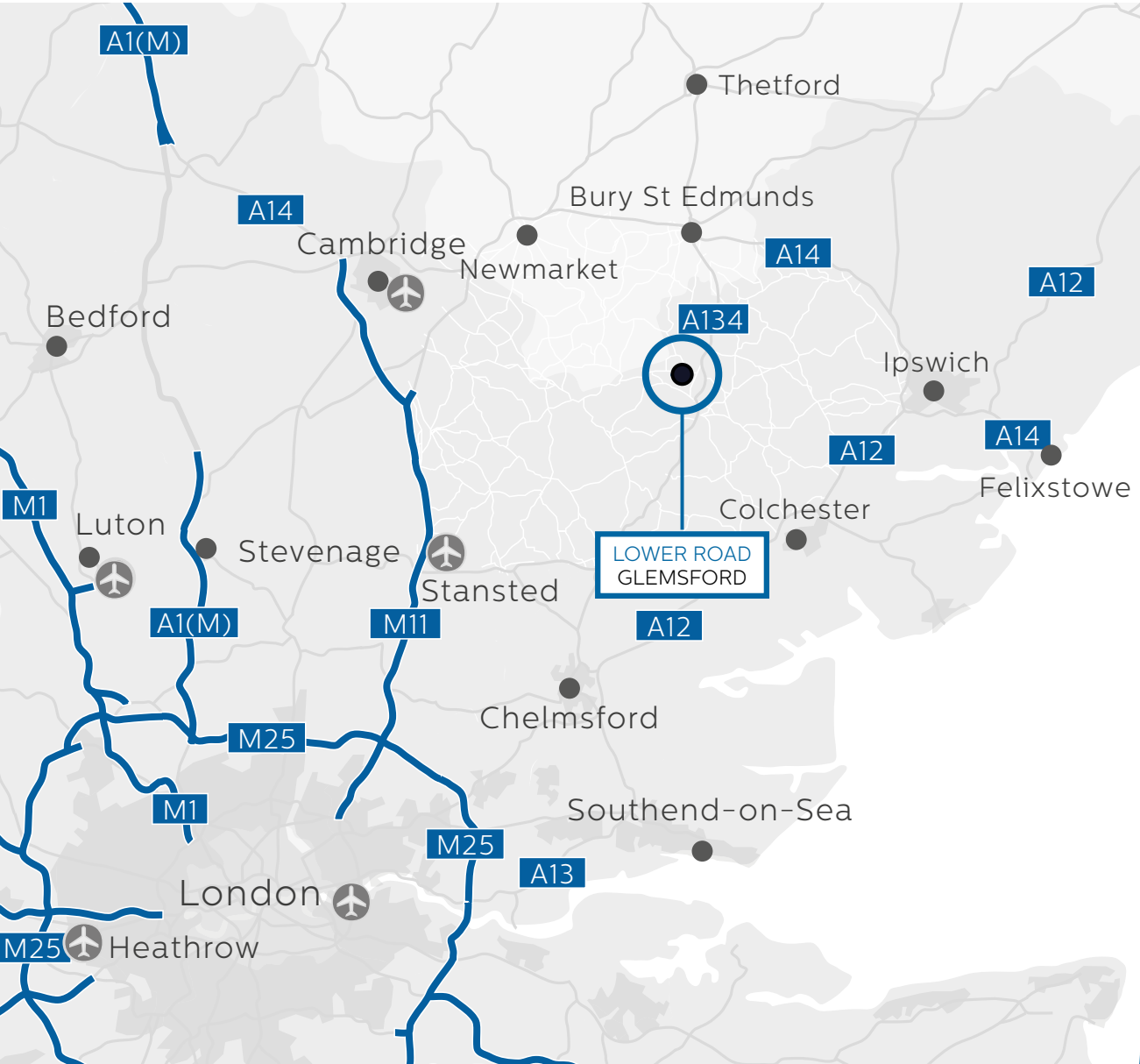
The property is located on the outskirts of the village of Glemsford fronting the A1092 (Lower Road) 6.1 miles (9.8km) North West of the town of Sudbury. The town of Colchester and the A12 lie 19.9 miles (32km) to the South East.

The A1092 intersects with the A134 2.49 miles (4 km) to the East. The A134 provides access to the town of Bury St Edmunds and the A14 approx. 15.1 miles (24.3km) to the North. The A14 connects with the Port of Felixstowe to the East and Cambridge/The Midlands to the West.

To the West the A1092 provides access to Haverhill which in turn connects with the A11/M11 at Cambridge.

Sudbury being the closest town has a population of 21,971 with the amenities you would expect for a town of its size including a vibrant town centre, supermarkets, schools, healthcare facilities and a rail station providing a branch line service to London Liverpool Street.

Location	Trunk Road Connections	Distance Miles	Distance KM
Sudbury		6.1	9.8
Colchester	A12	19.9	32
Ipswich	A14	25.5	41
Felixstowe		38.4	61.8
Cambridge	M11	31	49
Bury St Edmunds	A14	15.1	24.3
Stansted Airport		28.1	45.2



# Accommodation

The property provides the following accommodation on a Gross Internal Area basis:

		ft <sup>2</sup>	m <sup>2</sup>
Building One	Ground Floor	150,919	14,020.71
	First Floor	21,736	2,019.34
	<b>Total</b>	<b>172,655</b>	<b>16,040.05</b>
Building Two	Ground Floor	107,102	9,950.09
	First Floor	3,633	337.50
	Mezzanine	15,363	1,427.22
	<b>Total</b>	<b>126,098</b>	<b>11,714.81</b>
Workshop		1,373	127.59
<b>TOTAL</b>		<b>300,126</b>	<b>27,940.86</b>



# Description

The site has a long standing association with industrial uses dating back to prior to the 1950's when English Flax Limited occupied buildings on site for textile production. In recent years, the site has been extensively redeveloped and today offers a modern production and warehousing facility with the majority of the original buildings having been replaced.

Fronting the A1092 (Lower Road) the site has two vehicular accesses. The main entrance provides controlled access to the site and yard. The secondary access provides controlled access to a staff car park.



# Description

## Building One

**Building One is located at the front of the site and comprises a number of interconnecting buildings which have been constructed since the 1950's. A two storey office building forms the main reception to the site and links to the rear with a number of interconnecting production, welfare, engineering and warehouse areas.**

The Mould Shop is of concrete portal frame construction with an eaves height of 16ft (4.85m) and links with the Packing Hall which again is of concrete portal frame construction with an eaves height of 18.6ft (5.68m).

To the west of the Packing Hall is a warehouse built in the 1970's of concrete and steel construction with a truss roof and an eaves height of 25ft (7.62m).

A modern steel portal frame warehouse with four level loading doors and an eaves height of 30ft (9.2m) was built as an extension to the existing warehouse and was completed in 2003.

The warehouses have a mixture of VNA, Bulk roller and standard racking accommodating a total of 7,946 pallets. Although there is potential to increase the amount of racking by utilising part of the loading area.





# Description

## Building Two

**Building Two fronts Lower Road and is situated adjacent to the Main Site Entrance. Constructed in 2000 the property is of steel portal frame construction with insulated cladding to the roof and elevations.**

The building is of a striking design with a full height glazed inset panel and curved profile to the front elevation which was designed by Fletcher Priest Architects. In 2000, the building won the RIBA Award for Architecture.

The building has an eaves height of 24ft (7.3m).

Internally the building is configured as manufacturing and assembly space, canteen and welfare facilities at ground floor with offices, meeting rooms and welfare facilities at first floor level. In addition there is an extensive concrete mezzanine floor providing further production/storage space.





# Description

## Workshop & Yard

**To the rear of the site is a small detached workshop used for storage and which also houses plant for the adjacent 580,000 litres (580m<sup>3</sup>) sprinkler tank. The workshop has a ceiling height of 8ft (2.44m).**

Externally the property provides a total of 324 car parking spaces for staff & visitors and a yard of 1.6 acres (0.65 ha) for loading/unloading.

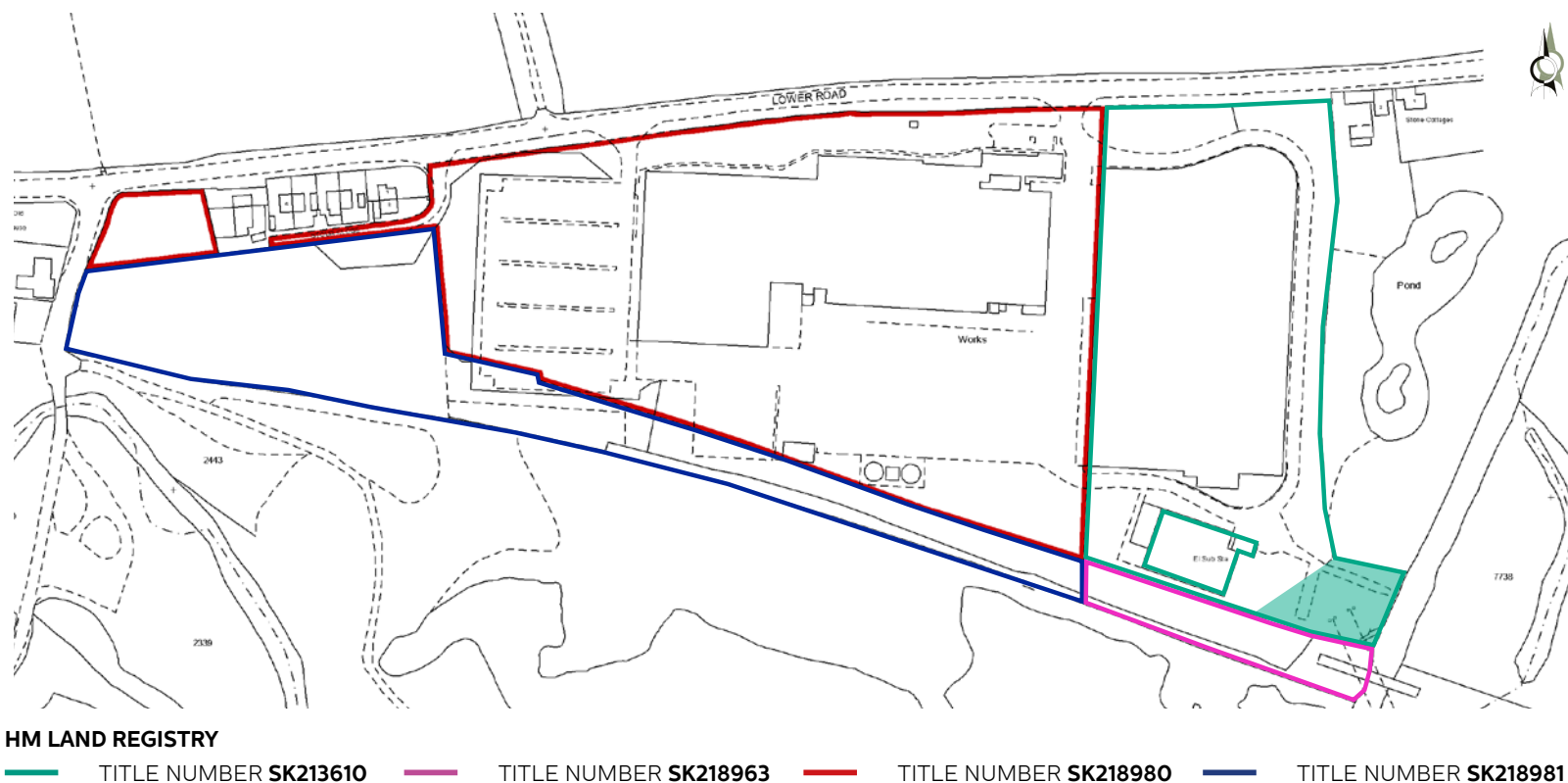
At the rear of the site is an Electrical Substation which is let on a Long Leasehold interest to EDF Energy Networks (EPN) Plc under Title No: SK219055.

To the western extremity of the site is an area of woodland designated as an SSSI.



## Tenure

The premises are held Freehold under the following Titles No's:



## Site

The site measures a total of 17.76 acres (7.19 ha).

324 on site car parking spaces.

## Planning

The existing uses of the site are believed to fall within Class B2 (General Industrial) and B8 (Warehousing & Distribution) of the Town & County Planning (Use Classes) Act 1987, as amended, with ancillary office, Research & Development and welfare facilities.

Interested parties are advised to make their own enquiries as to the suitability of the existing consents for their proposed use of the site with the Local Planning Authority. Babergh Mid Suffolk District Council 0300 1234000.





## Energy Performance Certificate

Building One: D-79

Building Two: D-88

Workshop: D-88

## Business Rates

From internet enquiries of the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the property has a current Rateable Value of £755,000.

## Buildings Insurance

In the event of a letting the Tenant will be responsible for reimbursing the Landlord the cost of the annual buildings insurance premium.

## Services

Mains drainage, water, gas and electricity are available at the property. However, interested parties are advised to make their own enquiries of the relevant service providers.

\* We have been advised that the site benefits from a 8MVA power supply. However, intersted parties should varify this themselves.

## Important

The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Interested parties should satisfy themselves as to their condition.

## Further Information

Further information is available within the Data Room:

**<https://sites.savills.com/glemsford>**

Please contact the Savills for a Username and Password.

## Legal Fees

All parties are to bear their own legal and professional costs incurred during the course of the transaction.

## Terms

The prmises are avilable as a whole on either a Freehold or rental basis.

Freehold: Price Upon Application.

Rental: Rental upon Application and for a term by negotiation.

The purchase price and rental rates are exclusive of VAT at the prevailing rate. Rental Rates are also exclusive of buildings insurance premium, business rates and all other outgoings.



# Viewing

Viewings are strictly by appointment with Savills:

## Phil Dennis

Savills

Tel: 01245 293216

Mob: 07799 221113

Email: [pdennis@savills.com](mailto:pdennis@savills.com)

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