

Industrial **Detached Warehouse / Storage Unit To Let**



Barn at Butlers Farm, Newton Green, Sudbury, Suffolk CO10 0QR

Approx 477.42 sq m (5,138 sq ft)

- **Easy access to the A134 (Assington Road) in both directions, approx. 2 miles from Sudbury and 12 miles from Colchester**
- **4-part sliding doors, secure grain walling all round, clad roof, concrete floor, and large yard area**
- **Eaves height approx. 5.18 m (16.98 ft)**
- **To let at a rent of £25,690 per annum exclusive**



Location

Newton Green is located just over 2 miles east of the edge of Sudbury and 12 miles from Colchester, on the A134 (Assington Road), which provides a principal link from Colchester to Bury St Edmunds and then on via the A14 to Felixstowe and the East Midlands. The nearest rail station is at Sudbury (3.5 miles). The village of Newton Green is scattered around a green of some 40 acres, which forms 8 holes of the Newton Green Golf Club. The village has a population of circa 550 and local amenities include the Saracen's Head Pub, All Saints Church, a village hall and a beauty salon. Further amenities are available in nearby Sudbury.

Situation

The property is situated at Butlers Farm at the rear of the farmyard, which is accessed by a wide surfaced track, and via Church Road to the A134. Double electric entrance gates protect the farmyard. There is another barn of similar size (slightly larger) that will also be available shortly.

Description

The property comprises a detached warehouse unit of metal corrugated grain walling and clad construction, with a clad roof and four-part sliding doors. The floor is concrete, and some floodlighting is present. There is a large yard area in front of the building for turning, and the landlord has advised that CCTV will be provided.

Accommodation

Ground Floor Warehouse	477.42 sq m	5,138 sq ft
Eaves Height	5.18 m	16.98 ft
Door Height	4.29 m	14.08 ft

Business Rates

Rateable Value to be assessed. All interested parties should contact Babergh District Council on 0300 123 4000.

Terms & Tenure

The property is available to let on new lease terms, for a term of years to be agreed, at a rent of £25,690 per annum exclusive. VAT may be applicable, to be confirmed.

Services and Service Charge

We understand that mains electricity is connected to the property. An appropriate service charge will be applicable, further details upon request.

Legal Costs

Each party to bear responsibility for their own legal costs incurred in this transaction.

EPC

As there is no heating currently installed, an EPC is not required.

Viewing

Strictly by prior appointment with sole agents Penn Commercial on:

Suite C, Orwell House,
The Strand, Wherstead,
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