



ALL ENQUIRIES

Manufacturing Facility With Offices

Weavers Lane, Sudbury,
Suffolk, CO10 1BB

SALE

£2,250,000
plus VAT

RENT

£120,000
per annum plus VAT

AVAILABLE AREA

19,500 sq ft
[1,812 sq m]

IN BRIEF

- » Available For Immediate Occupation
- » Self Contained Gated Site
- » Approx. 1 Acre Site
- » Secure Yard & Parking Area
- » Access Via Weavers Lane

LOCATION

The property is accessed off the A131, via Weavers Lane. The A131 links Sudbury to Bury St Edmunds (A14) to the north and Braintree (A120) to the south. The A120 in turn leads directly to the M11, M25 and A12 and Stansted Airport.

The Port of Felixstowe, one of the busiest container ports in Europe, is approximately 40 miles from the site. Central London can be accessed in approximately 75 minutes via Sudbury main line railway.

DESCRIPTION

The property comprises part of a former Silk Mill offering warehouse, office, and workshop space on a site of 1 acre (subject to survey).

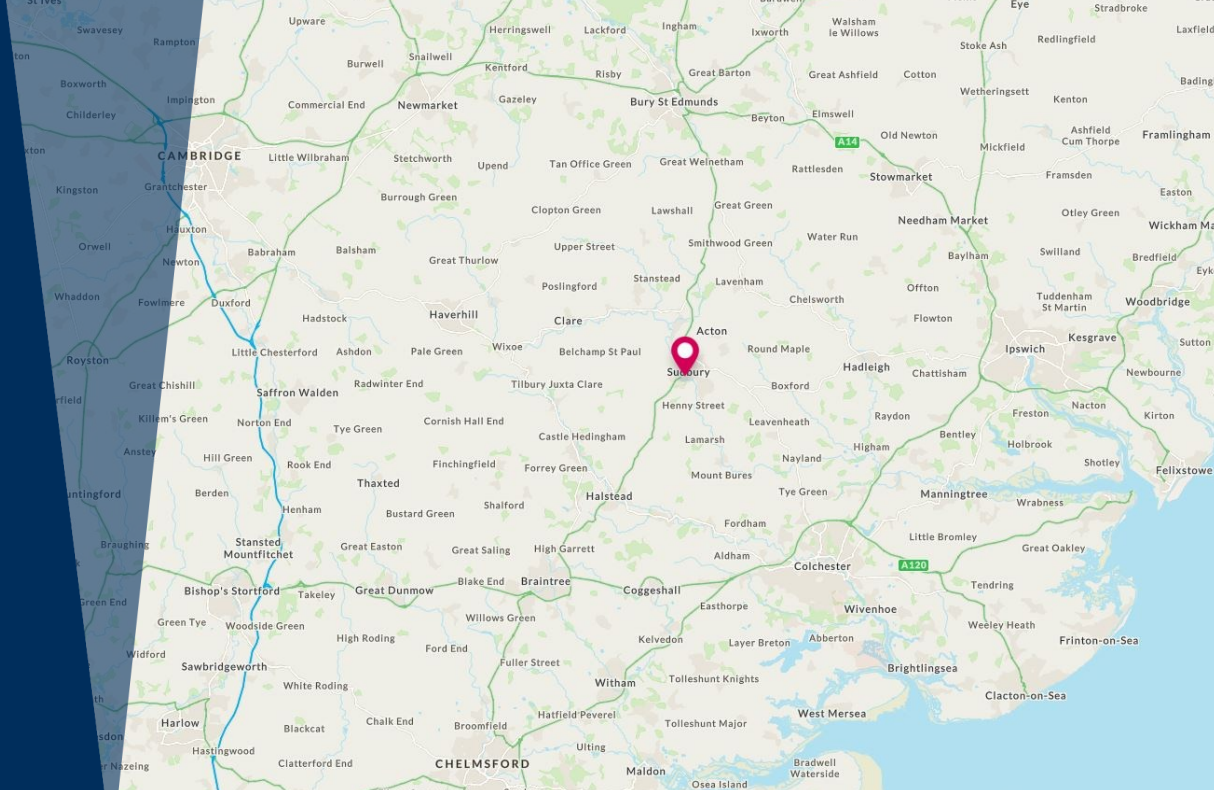
With access from Weavers Lane the site includes a large yard and ample on site car parking.

ACCOMMODATION

[Approximate Gross Internal Floor Areas]

- » Total: 19,500 sq ft [1,812 sq m] approx.

We understand that the total site area is approx. 1 Acre (0.40 ha), subject to survey.



**VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE LETTING AGENTS:**

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