



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).

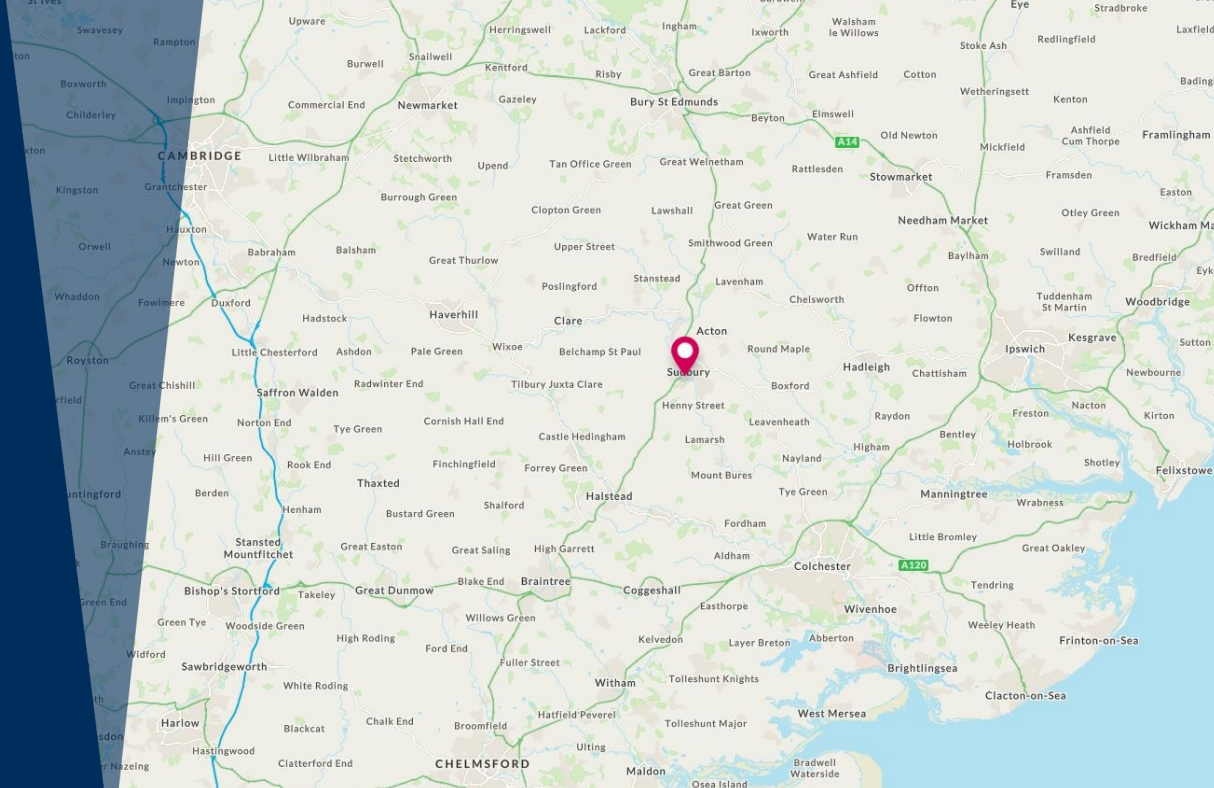
With access from Weavers Lane the site includes a large yard and ample on site car parking.

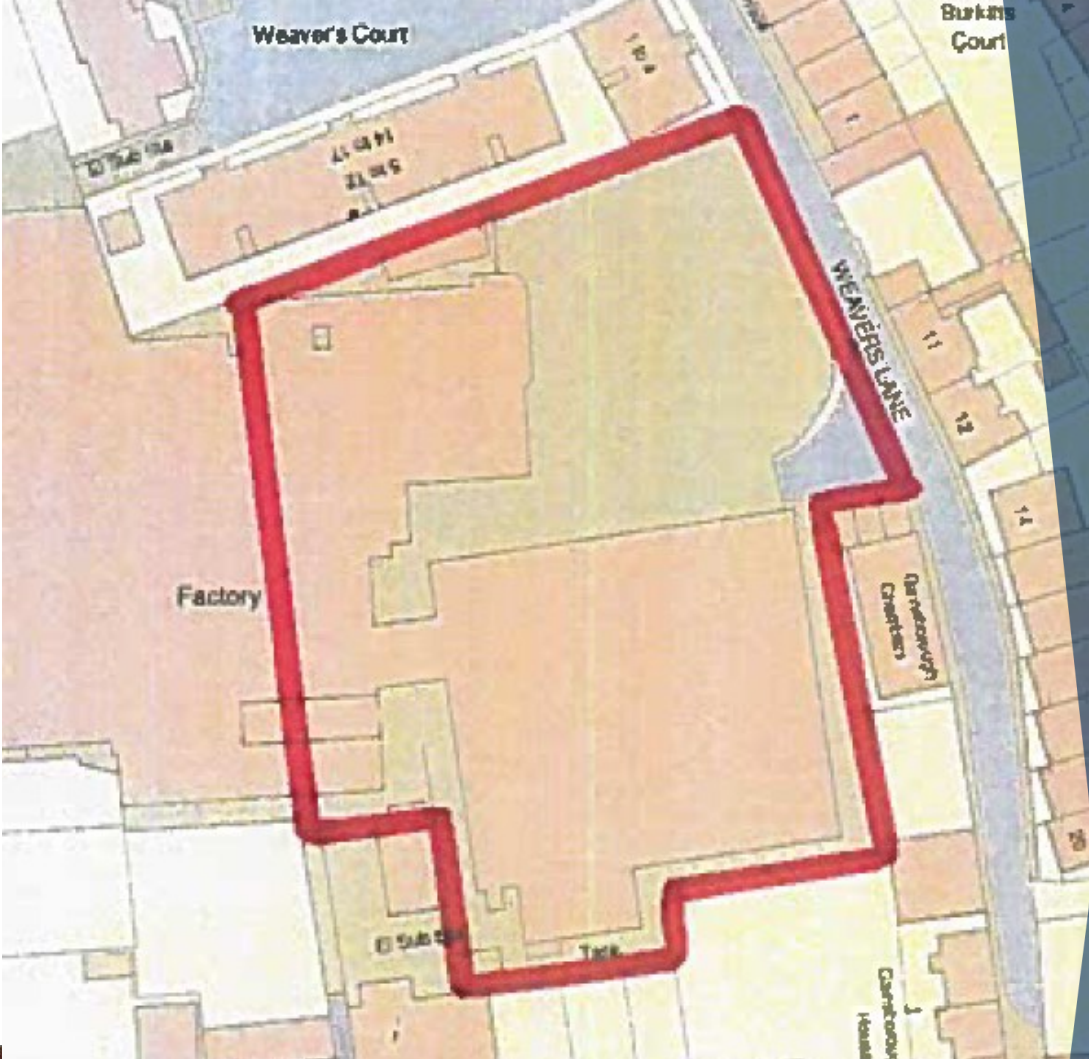
ACCOMMODATION

[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.





TERMS

The premises are available either to let or for sale as a whole, with a guide price of £2,250,000 plus VAT. Alternatively, a new lease may be agreed at an annual rent of £120,000 plus VAT. If leased, sublettings (in part) may be permitted subject to usual commercial safeguards.

SERVICE CHARGE

We are advised that there is no service charge applicable.

BUSINESS RATES

We have been informed that the rateable value, as of 1st April 2023, is £137,000. Currently jointly assessed with the adjoining site. The individual assessment is therefore still pending, but based on the existing assessment rates payable are likely to be in the region of £35,000 - £40,000 pa.

Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities.

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class E (119) of the energy performance assessment scale.

A full copy of the EPC assessment and recommendation report is available from our office upon request.

VAT

The property is VAT elected, and all rents and prices will attract VAT at the prevailing rate.

LEGAL COSTS

Each party will bear their own legal costs.

ANTI-MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Regulations require Fenn Wright to verify the identity, private residence and source of funds (where applicable) of prospective purchasers and tenants prior to solicitors being instructed. An administration fee is payable, and further details are available upon request.

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

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OS licence no: TT000311015

Particulars created 18 August 2025

Fenn Wright

