



AVAILABLE TO LET

Attractive Serviced Office Suites With Parking

Stour Valley Business Centre, Brundon Lane, Sudbury, Suffolk, CO10 7GB

RENT FROM

£4,000

per annum

AVAILABLE AREA FROM

222 sq ft

[20.7 sq m]

IN BRIEF

- » A range of well presented serviced offices and workshop units
- » Available immediately on a flexible inclusive licence arrangement
- » Onsite car parking available
- » Kitchen & WC facilities provided
- » Central Sudbury location

LOCATION

Stour Valley Business Centre is situated off Brundon Lane approximately half a mile to the south-west of Sudbury town centre. Immediately to the east there are water meadows and, to the west, residential units.

Sudbury is a busy and expanding market town with a population of around 20,000, but which serves a catchment estimated at 50,000.

Sudbury is situated some 12 miles south of Bury St Edmunds, 14 miles north-west of Colchester and about 23 miles from the county town of Ipswich. The M11, M25, Cambridge, Stansted Airport and the east coast ports of Harwich and Felixstowe are all within one hour's driving time.

DESCRIPTION

This centre offers modern managed office space as well as workshop accommodation.

The offices benefit from wooden floors throughout, 24 hour access and shared kitchen/ WC facilities.

Externally there is adequate onsite car parking.

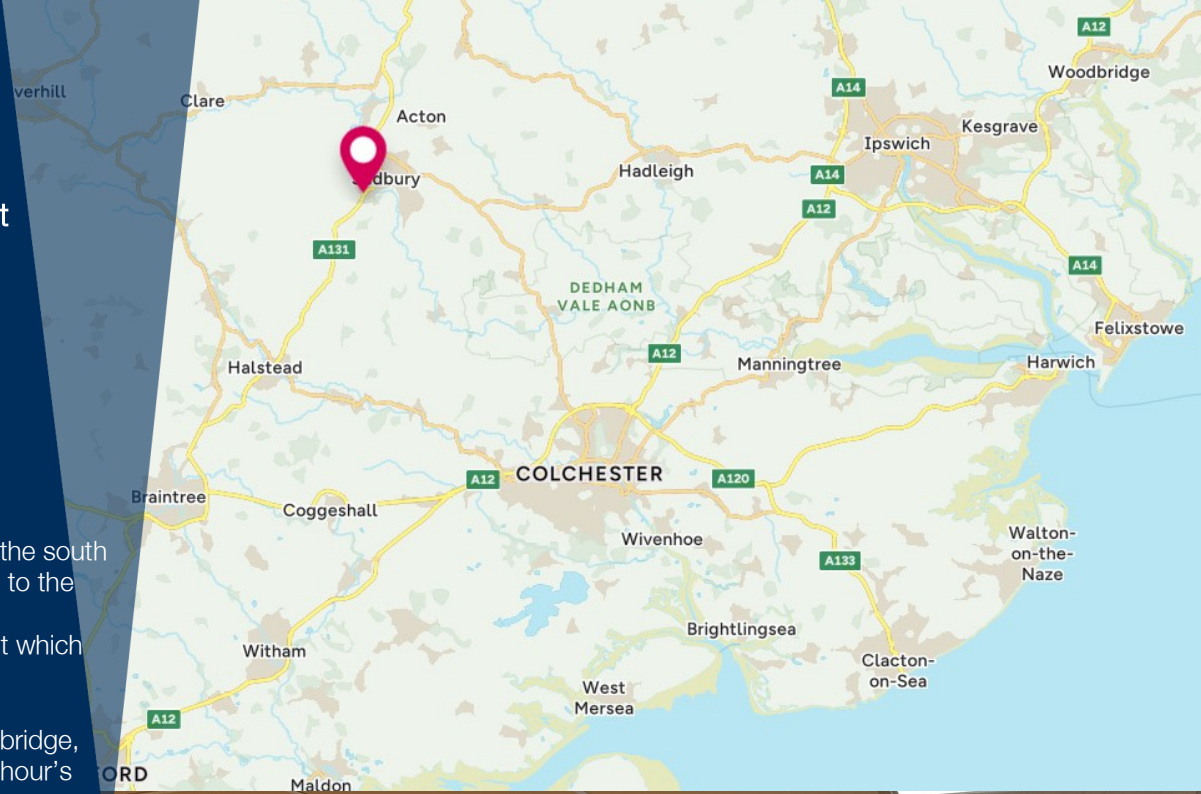
ACCOMMODATION

[Approximate Net Internal Floor Areas]

- | | | | |
|-----------------------|-----------|---------------------|-----------------------------|
| » Unit 5, Workshop 5: | 893 sq ft | [83.0 sq m] approx | £5,250 pa + VAT + utilities |
| » Unit 3, Office 9:* | 222 sq ft | [20.7 sq m] approx. | £4,000 pa + VAT |
| » Unit 5, Office 2:* | 589 sq ft | [54.8 sq m] approx. | £9,000 pa + VAT |

The accommodation provides various sized office suites to suit from just one person upwards. Arrangements to suit any particular requirement can be discussed.

*available June 2025



Unit 5, Office 2



TERMS

The suites will be available for a minimum term certain of 2 years on a simple licence agreement on an inclusive rent basis. Alternative lease lengths may be available.

The licence includes; water rates, electricity, heating, building & grounds maintenance, 24 hour access, building insurance (not contents), CCTV, facilities and car parking.

Services that are not in the agreement are: Telephone and broadband, business rates (the majority of occupiers will benefit from small business rates relief), office cleaning and office furniture.

The rent is to be paid quarterly in advance with the first quarter payable upon commencement of the term.

IT/ TELECOMS

We understand the site benefits from a full fibre broadband connection. Interested parties must fully satisfy themselves that the connection, capacity and speeds meet their individual needs .

BUSINESS RATES

Up to 100% small business rate relief may be available to companies where the rateable value is under £12,000.

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

ENERGY PERFORMANCE CERTIFICATE [EPC]

Full copies of the EPC assessments are available upon request.

VAT

All rents and prices are exclusive of VAT under the Finance Act 1989.

Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this direction.

LEGAL COSTS

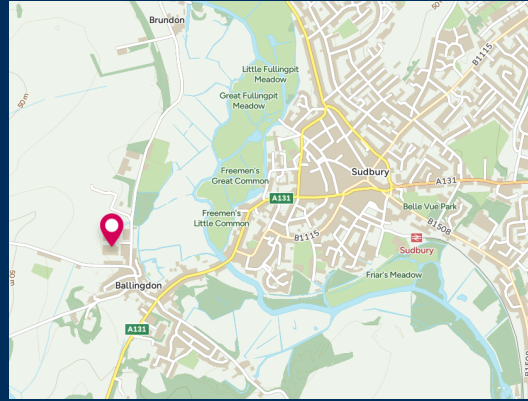
Each party will bear their own legal costs.

VIEWINGS STRICTLY BY APPOINTMENT
VIA LETTING AGENTS:

Fenn Wright
882 The Crescent
Colchester Business Park
Colchester
Essex CO4 9YQ

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Unit 3, Office 9



Unit 5, Office 2



Unit 5, Workshop 5

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OS licence no: TT000311015

Particulars created 03 April 2024

