



## TWO WORKSHOPS WITH OFFICE - BELCHAMP WALTER, SUDBURY, SUFFOLK

- Conveniently located close to Sudbury in quiet farmyard offering ideal workshop space for a small business.
- Sudbury 3.5 miles; Castle Hedingham 5.5 miles, Halstead 7.5 miles, Braintree 14 miles, Bury St Edmunds 19 miles,
- Available Immediately

**TO LET AS A WHOLE £12,000 PA**

**360 sq m (3,885 sq ft) STS excluding mezzanine**

**William Hosegood**  
Brown & Co Bury St  
Edmunds  
01284 731460  
[William.hosegood@brown-co.com](mailto:William.hosegood@brown-co.com)

**BROWN & CO**

Property and Business Consultants  
[brown-co.com](http://brown-co.com)

## LOCATION

The premises is located close to the village of Belchamp Walter on a no through road and is within close proximity of Sudbury (3.5 miles).

The unit is situated at the entrance to a farmyard and would suit a small business looking for workshop space and storage with a useful separate office.

The premises would ideally suit a joinery or similar business.

## DESCRIPTION

The premises comprises three separate buildings as follows:

**Old Workshop** (162 sq m (1,747 sq ft)) – Insulated timber framed building with concrete floor and roller shutter and pedestrian access doors. There is a fixed oilfired workshop heater and compressor with airlines running into the work space.

**Old Store** (185 sq m (1,994 sq ft)) – steel framed building with concrete floor and two roller shutter doors to the front and a pedestrian door to the side. Half the building has a heavy duty mezzanine floor installed measuring circa. 6.3m x 10m.

**Office** (13.5 sq m (144 sq ft)) – timber clad pre- fab office with separate shower and wc.

There is allocated parking spaces and a concrete apron in front of the Old Workshop to allow loading and unloading.

## SERVICES

Mains water and three phase electricity is connected and a private drainage system.

## VAT

We understand that VAT is not applicable.

## LEGAL COSTS

Each party will be responsible for their own legal

costs incurred in documenting the letting.

## OUTGOINGS

The Tenant will be responsible for all outgoing although Business Rates are currently not payable in respect of the property.

## VIEWING & FURTHER INFORMATION

Strictly by appointment with the sole letting agent: -

**Brown & Co**  
Angel Corner  
8 Angel Hill  
Bury St Edmunds  
IP33 1UZ

**William Hosegood**  
Tel: 01284 725715  
DD: 01284 731460  
Mob: 07500331512  
[william.hosegood@brown-co.com](mailto:william.hosegood@brown-co.com)

Viewings will be by appointment and strictly in accordance with Government Guidelines as to when they take place

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