

Harcourt-Powell

Chartered Surveyors

UNIT 2, SCHOOL FARM, ACTON



Front Elevation



Interior

TO LET - £2,000 P.A.
(£166.67 P.C.M.) (exclusive of Business Rates)

- Good eaves height
- Internal Area – 126.63m² (1,363ft²)
 - B1(c) Light Industrial or B8 Storage/Distribution Use

The premises are located on School Farm, Acton which is conveniently placed about 2 miles from the Long Melford by-pass and 4 miles from the large market town of Sudbury with branch line train services from Sudbury to London via Marks Tey and fast and regular main line services from Colchester to Liverpool Street taking less than an hour.

Stansted airport, the M11, Cambridge and the east coast ports of Felixstowe and Harwich, along with the M25, are all within approximately one hour's drive time.

DESCRIPTION

The premises comprise a semi-detached concrete frame building with part blockwork walls with part timber wall cladding above covered under a pitched corrugated sheet roof with large entrance doors to the front.

OUTSIDE

2 no. car parking spaces are available, if required, for parking during normal business hours.

SERVICES

We understand the main service of electricity is may be available for connection.

OUTGOINGS

The premises are currently not assessed for Business Rates. The Tenant will be responsible for the payment of Business Rates when the premises are assessed.

PLANNING

Planning Permission has been granted to use the premises for B1(c) Light Industrial and B8 Storage or Distribution. Prospective Lessees should satisfy themselves that the premises have Planning Permission for their proposed use.

TERMS

The premises are available to let on a new full repairing and insuring Lease, with other terms to be agreed, at an initial asking rental of £2,000 p.a. (exclusive of Business Rates). The Tenant will also be required to pay a Deposit of £500.

REFERENCES

Suitable Professional & Character References, together with a Bank Reference, will be required.

LEGAL COSTS

The ingoing Tenant to be responsible for the Landlords reasonable costs.

VIEWINGS

Strictly by appointment with the Sole Letting Agents as above on 01787-881177 or info@harcourt-powell.co.uk.

NOTE

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending Lessees must satisfy themselves independently as to the liability for VAT in respect of any transactions.

The electrical installation has not been tested to ensure it is fully operational and intending Lessees will need to satisfy themselves as to the suitability of the supply for their proposed use.

These particulars are issued by Harcourt-Powell Chartered Surveyors as Agents for the Lessor as a guide to the property and do not constitute a warranty, an offer or a contract. Measurements are approximate and for guidance only and we do not accept liability for error, mis-statement or omission. No person in the employment of Harcourt-Powell Chartered Surveyors has any authority to make or give any representation or warranty in relation to the property.