



AVAILABLE FOR SALE FREEHOLD

Industrial/Warehouse Premises With First Floor Offices

**Units 10, 11 & 12 Curzon Road,
Sudbury, Suffolk, CO10 2XW**

SALE

£895,000

(No VAT)

AVAILABLE AREA

16,952 sq ft

[1,574.9 sq m]

IN BRIEF

- » Freehold Commercial Premises
- » Three Large Warehouse/Industrial Areas
- » First Floor Offices
- » Busy Main Road Visibility (Newton Road)
- » Established Industrial Estate Location

LOCATION

The premises are located on Curzon Road (backing on to, and visible from Newton Road) on the popular and well established Chilton Industrial Estate, in Sudbury. Located approximately 0.7 miles from Sudbury town centre (part of the Babergh District Council area). The nearest railway station is Sudbury (Suffolk), situated about 0.7 miles away. Halstead is circa 7 miles, Braintree 14 miles and Colchester 15 miles.

DESCRIPTION

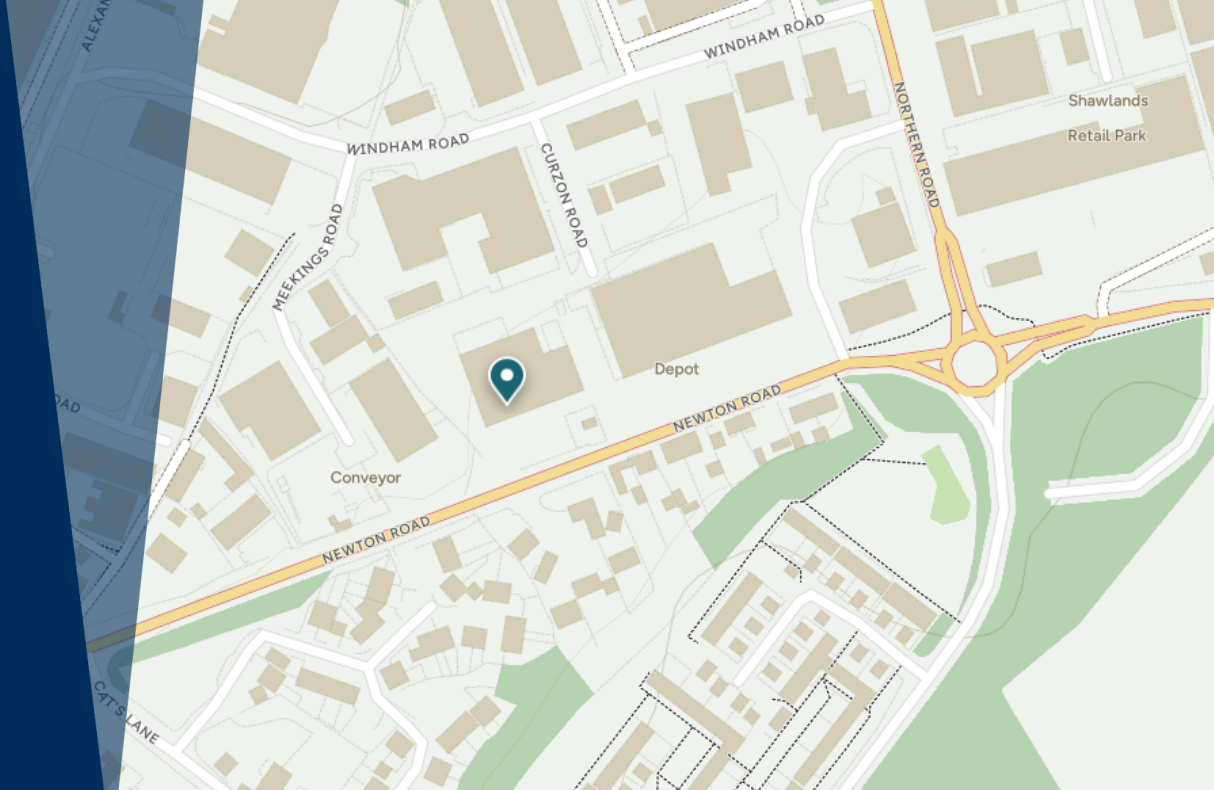
A semi detached building originally constructed c.1960/70, with a modern extension built c. 2014. The accommodation comprises three large warehouse/ industrial areas which have been interlinked, WC and tea point facilities along with a mix of ground and first floor offices. The building has brick, and part insulated clad, elevations with a predominantly flat roof (height to underside of the steel truss approx. 3m) which incorporates roof lights. We are advised that the site benefits from three phase power, gas, and mains water/sewage connections. There are two large loading doors on the front elevation (one manual and one eclectically operated), plus a smaller loading door.

Externally there is a forecourt for loading/unloading and car parking.

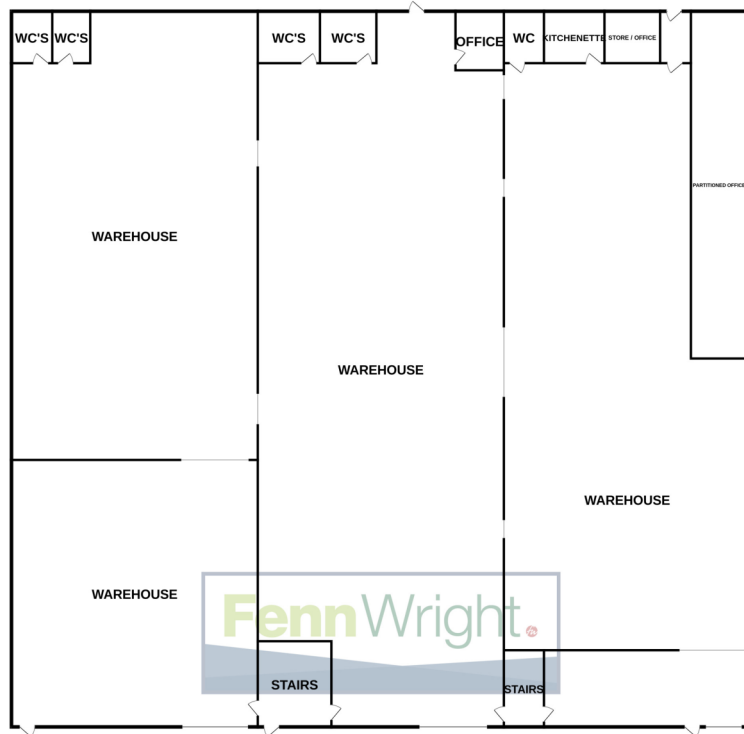
ACCOMMODATION

[Approximate Gross Internal Floor Areas]

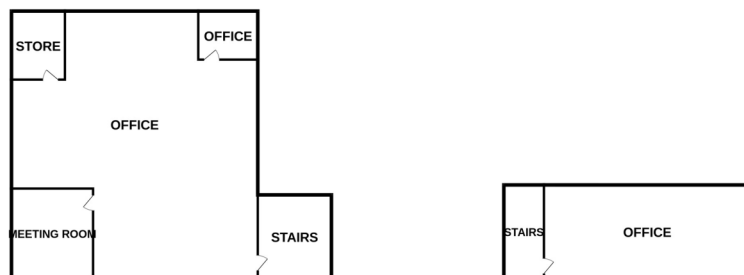
- » Ground Floor 14,493 sq ft [1,346.4 sq m] approx.
- » First Floor 2,459 sq ft [228.5 sq m] approx.
- » Total: 16,952 sq ft [1,574.9 sq m] approx.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TERMS

The premises are available For Sale Freehold, with vacant possession, at a guide price of £895,000 (no VAT).

SERVICE CHARGE

We are advised that no service charge is applicable.

BUSINESS RATES

We have been informed that the rateable value is £68,000.

We estimate that the rates payable are likely to be in the region of £37,128 per annum.

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 D (86) of the energy performance assessment scale. A full copy of the EPC assessment and recommendation report is available from our office upon request.

PLANNING

We are advised that between 1970's – mid 1990's the premises were largely used for manufacturing and office work but since the Mid 1990's the Premises have been used for warehousing, dispatch and offices whilst continuing with a reduced volume of manufacturing.

Interested parties are advised to make their own enquiries with the local planning authority.

VAT

We are advised that VAT is not applicable.

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 be responsible for their own legal costs.

ANTI-MONEY LAUNDERING REGULATIONS

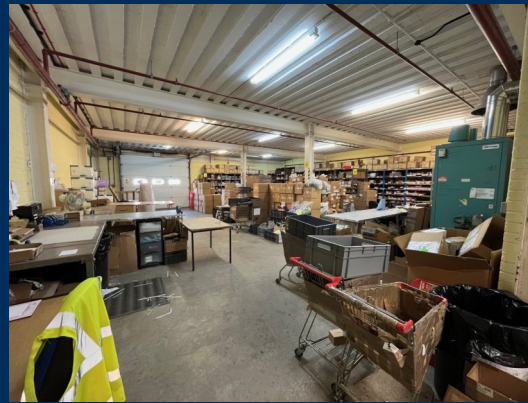
Anti-Money Laundering Regulations require Fenn Wright to formally verify prospective purchaser's identity, residence and source of funds prior to instructing solicitors.

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

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Particulars created 10 February 2026

