



**NEW LEASE AVAILABLE**

Trade Counter Warehouse Unit with Separate Offices and Workshop.

Milner Road, Sudbury, Suffolk, CO10 2XG

**RENT**

£32,500  
per annum

**FLOOR AREA**

4,045 sq ft  
[375.70 sq m]

## IN BRIEF

- » Prominent Road Frontage
- » Detached Unit with Good-Sized Yard
- » Separate Rear Offices and Workshop
- » Eaves Height 3.75m
- » Glazed Entrance and Three Shutter Doors

## LOCATION

Sudbury is an expanding market town with good road links to the A14 at Bury St Edmunds and the A12 at Colchester. The county town of Ipswich is 20 miles distant, and both Stansted Airport and the M11 are within an approximate 40-minute drive time.

The property is situated centrally within Sudbury's principal business area, Chilton Industrial Estate at the far end of Milner Road, close to its junction with Church Field Road (see location plan). The A134 provides a direct link between Colchester (13 miles) and Bury St Edmunds (13 miles).

## DESCRIPTION

The property comprises a detached, purpose-built trade counter warehouse / industrial unit on a good-sized rectangular plot and is shown edged red on the site plan opposite for identification purposes only. The property benefits from a prominent road frontage and has a concrete-surfaced forecourt and vehicular access to the side of the building leading to a good-sized rear yard.

The property is of steel portal frame construction with brick / block infill to the elevations, together with external profile sheet cladding matching the roof covering, incorporating translucent roof panels.

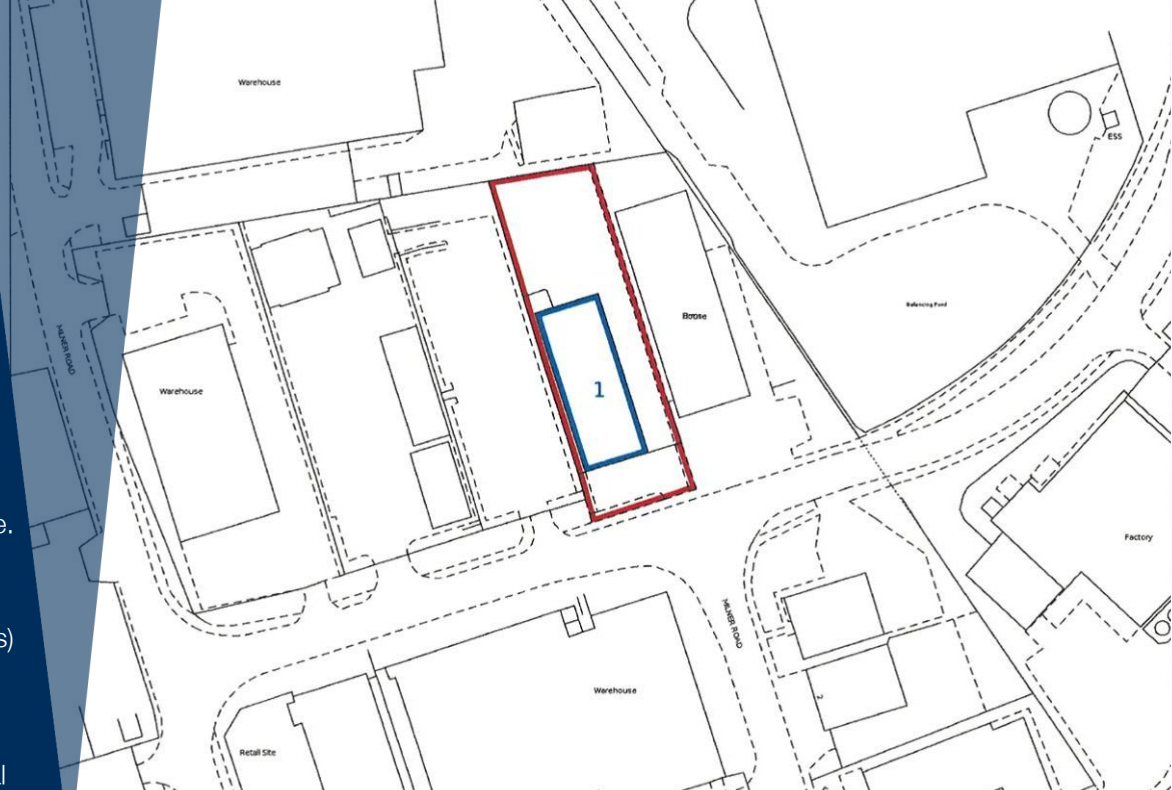
The property is subdivided into two parts. The front three-quarters of the building comprises a trade counter warehouse served by a glazed entrance and two shutter doors along the flank wall. The accommodation includes partitioned offices, kitchen, and WC facilities. The premises benefit from oil-fired warm air heating, fluorescent lighting, and an intruder alarm.

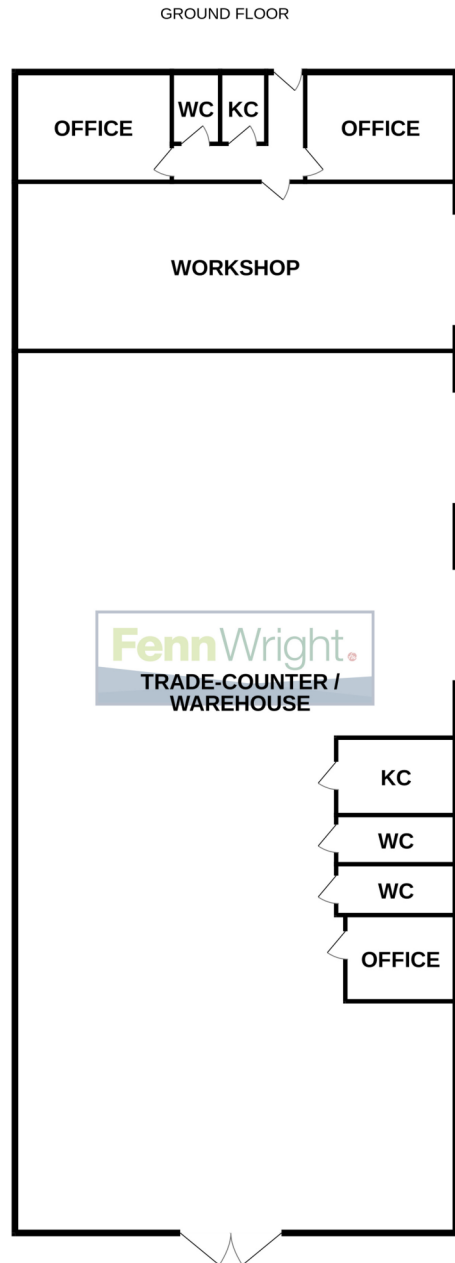
The rear quarter of the building comprises a self-contained area served by a further shutter door and provides a workshop with offices, WC, and kitchen facilities, fitted with fluorescent lighting.

## ACCOMMODATION

The property provides the following approximate Gross Internal Floor Areas:

- |  |             |                       |
|--|-------------|-----------------------|
| » Front Trade Counter Warehouse        | 3,082 sq ft | [286.32 sq m] approx. |
| » Rear Self Contained Workshop/Offices | 963 sq ft   | [ 89.38 sq m] approx. |
| » Total                                | 4,045 sq ft | [375.70 sq m] approx. |





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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The property provides the following approximate dimensions:

**Eaves Height: 3.75 m**

**Apex Height: 4.67 m**

**Shutter Doors : Width 3.0 m, Height 2.5 m**

### BUSINESS RATES

According to the Valuation Office Agency, the property is currently assessed as two separate hereditaments as follows:

**Front Unit** - Rateable Value: £19,250

Description: Warehouse & Premises

**Rear Unit** - Rateable Value: £9,200

Description: Workshop & Premises

Based upon the combined Rateable Value of £28,450 and the 2026/27 UBR of £0.432, the rates payable would be £12,290.40 per annum. However, on the assumption that the property is let as a whole, the premises may be subject to re-assessment and all interested parties are advised to make their own enquiries with the local rating authority.

### ENERGY PERFORMANCE CERTIFICATE [EPC]

To be provided.

### LOCAL AUTHORITY

Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX.

Tel: 0300 1234000

### TERMS

The premises are available on a new business lease upon terms to be agreed and at an initial rent of £32,500 per annum exclusive.

### VAT

The property is elected for VAT. Prospective tenants should therefore be aware that VAT will be payable at the prevailing rate on the rent.

### LEGAL COSTS

Each party will bear their own legal costs.

### ANTI-MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Regulations require Fenn Wright to formally verify a prospective tenants identity prior to the instruction of solicitors.

VIEWINGS STRICTLY BY APPOINTMENT  
VIA THE SOLE AGENTS:

Fenn Wright

1 Buttermarket

Ipswich

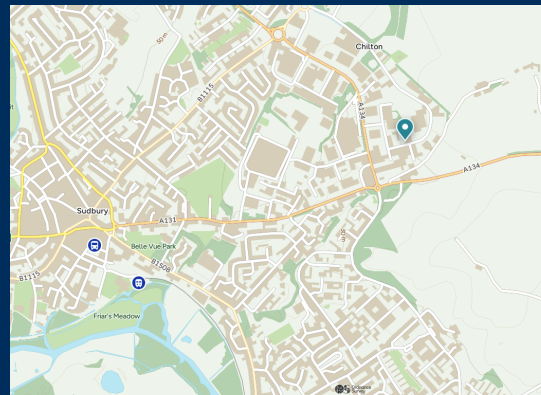
Suffolk

IP1 1BA

Contact: Alistair Mitchell

E: [agm@fennwright.co.uk](mailto:agm@fennwright.co.uk)

T: 01473 232701



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Particulars created 30 April 2026

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