

# Sudbury

## Unit 10

### Ballingdon Hill Industrial Estate

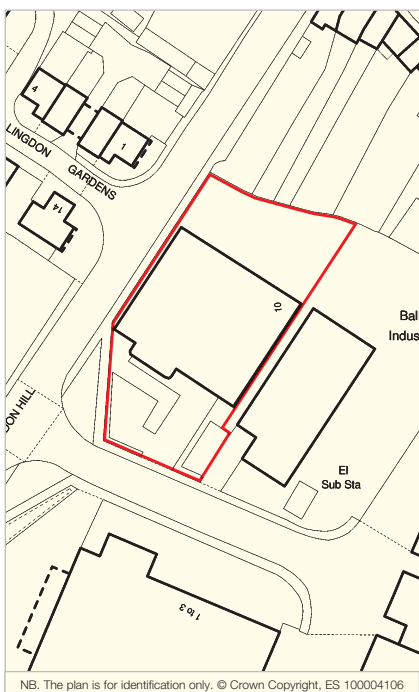
#### Suffolk

#### CO10 2DX

- **Freehold Industrial Investment**
- Industrial totalling 1,143 sq m (12,303 sq ft)
- Situated just off the A131
- Terms of Reversionary Lease (until 2023) agreed and term of lease being settled (1)
- Current Rent Reserved  
**£37,500 pa (1)**

On the instructions of J Gershinson FRICS and L Brooks MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

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### Tenure

Freehold.

### Location

The market town of Sudbury is located approximately 14 miles north-west of Colchester and 19 miles west of Ipswich. The town is situated at the junction of the A131 and A134, which provides access to Chelmsford to the south and Bury St Edmunds to the north. The property is situated within Ballingdon Hill Industrial Estate, just off Ballingdon Hill (A131), about 1½ miles south-west of Sudbury town centre.

### Description

The property is arranged on ground and mezzanine floors to provide a warehouse with a foyer area on the ground floor and office and storage accommodation on the mezzanine floors. There is a yard at the front providing service access and parking for about 8 cars. The warehouse benefits from 2 x roller shutters and 6m eaves.

The property provides the following gross internal accommodation and dimensions:

Ground Floor Warehouse (2)	786 sq m	(8,460 sq ft)
Mezzanine	357 sq m	(3,843 sq ft)

**Total** 1,143 sq m (12,303 sq ft)

(2) Excludes entrance/foyer of 21 sq m (226 sq ft)

### Tenancy

The property is let to SHARP LABELS LTD under a lease dated 4th April 2003 for a term of 10 years at a current rent of £37,500 per annum. The lease provided for rent reviews on the fifth year of the term and contains full repairing and insuring covenants. The tenant is presently holding over. The Receivers have agreed a reversionary lease to Sharp Labels Limited at a proposed rent of £30,000 per annum. The rent payments under the proposed new lease are to commence on 3rd June 2014. The lease to be granted is currently being finalised between the parties for a term of 10 years from 3rd December 2013. There will be a tenant only option to break at the end of year 5 (1).

### Tenant Information

Website Address: [www.sharplabels.co.uk](http://www.sharplabels.co.uk)

### VAT

VAT is applicable to this lot.

### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

### Energy Performance Certificate

EPC Rating 142 Band F (Copy available on website).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** Berwin Leighton Paisner LLP (contact: E Withrington, tel: 020 3400 2892; e-mail: [Emma.Withrington@blplaw.com](mailto:Emma.Withrington@blplaw.com))