



UNIT 5 SOTTERLEY SAWMILLS
SOTTERLEY BECCLES NR34 7TU

To Let: Light Industrial Premises

DURRANTS
SINCE 1853

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To Let: Light Industrial Premises

Guide Rent: £12,000 per annum

Key Features

- Steel portal framed light industrial premises
- 3.43m to eaves
- 4.99m to ridge
- Two sliding access doors
- Located at Sotterley Sawmills
- Additional facilities available
- 258sq.m (2,773.50 sq.ft)



DESCRIPTION

Unit 5 Sotterley Sawmills comprises a steel portal framed light industrial unit/workshop which has been used for timber storage in recent years.

The property could be suitable for a variety of storage, agricultural or industrial uses.

Internally the unit measures 14.31m wide x 18.06m long. The eaves provide clearance of 3.45m, with clearance to the ridge of 4.99m.

The two sliding access doors provide access of 2.93m w x 3.36m h.

ACCOMMODATION

	sq m	sq ft
Light Industrial	258	2773



LOCATION

The unit is located at Sotterley Sawmills, an established timber sawmill on the Sotterley Estate. The sawmills is still in use to this day and now provides storage and industrial space for a number of businesses and the estate.

The village of Sotterley is approximately 4 miles south-east of Beccles and 4 miles from the A12 trunk road connecting Lowestoft to Ipswich, and beyond.

SERVICES

The property is connected to mains electricity. Mains water and wc facilities are located within the wider sawmills.

(Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)



LEASE TERMS

The property is available on an internally repairing lease for a minimum initial term of 3 years. Any lease will be contracted outside of the Landlord and Tenant Act 1954. A deposit will be held by the Landlord equivalent to three months rent.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VAT

VAT is applicable and therefore payable on the rent.

ENERGY PERFORMANCE

To be confirmed.

LOCAL AUTHORITY

East Suffolk Council.



RATEABLE VALUE

The property is assessed for business rates but forms part of a larger Rateable Value. The Landlord is currently looking at splitting the Rateable Value. The Tenant will be responsible for any business rates associated with their demise.

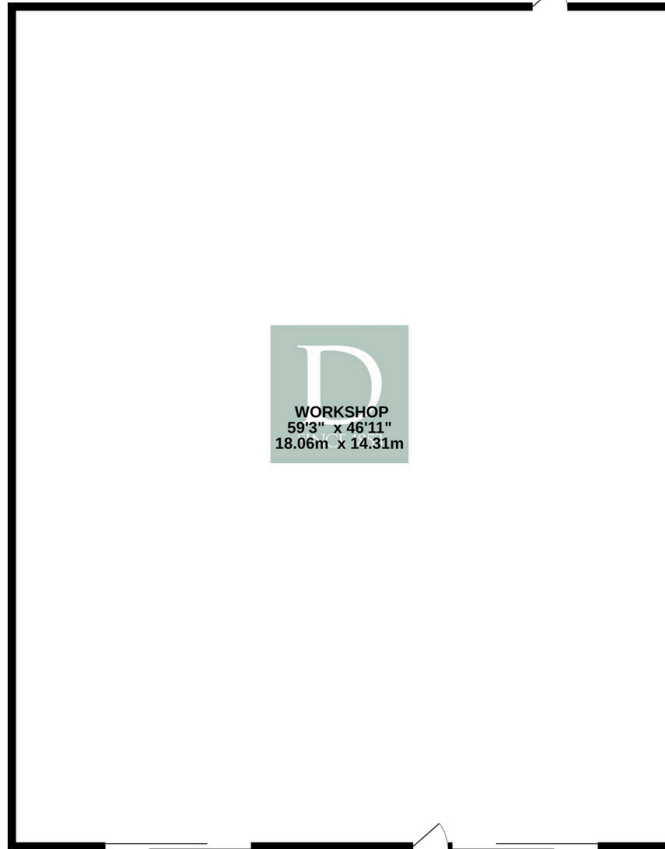
DIRECTIONS

From Beccles, follow the A145 towards Blythburgh and upon reaching the village of Willingham St Mary, turn left onto Sotterley Road. Follow the road towards Sotterley village, taking the next left onto Rectory Road and left again onto Pound Road. Sotterley Sawmills will be found on the left hand side.

What 3 Words: [///elastic.looms.waffle](http://elastic.looms.waffle)



GROUND 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.
Made with Metropix 62026

VIEWING

Strictly by arrangement with the agents.

CONTACT US

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