



S B SURVEYORS

1 Bank Buildings, Station Road, Sudbury, Suffolk, CO10 2SP

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www.sbsurveyors.co.uk



1 BANK BUILDINGS BUSINESS CENTRE

Attractive town centre office accommodation with visitor parking,
located about 200 metres from the town's Market Hill.

This superbly located building is right in the heart of Sudbury's thriving business
and financial district, with easy access to mainline trains and town centre facilities.

An ideal location for business in one of East Anglia's fastest growing towns.

Location

1 Bank buildings is located at the junction of Station Road and Hamilton Road, just 200 metres from Market Hill in the heart of Sudbury town centre. Station Road is a mixed commercial and residential district within the town. The offices are also just 350 metres from Sudbury railway station and the Kingfisher leisure centre and 100 metres from Sudbury's bus station.

Sudbury is a fast expanding market town with a population of around 20,000 (including Great Cornard) but which serves a catchment population estimated at around 50,000. The town is centrally located between the major business centres of Bury St Edmunds (some twelve miles to the north), Colchester (fourteen miles South East) and the County Town of Ipswich (about twenty three miles).

The M11, Stansted Airport, Cambridge and the East coast ports of Felixstowe and Harwich are all within approximately one hour's drive time.

There are branch line train services from Sudbury to London (Liverpool Street) via Marks Tey and fast and regular Inter-City services from Colchester to London taking less than an hour.

Kingfisher Leisure Centre nearby provides a 25 metre six lane swimming pool, Gymnasium, health suite and other facilities.

Description

The property comprises self contained office accommodation on ground and first floor level with toilet and kitchenette facilities on the first floor. The accommodation is largely secondary glazed and is centrally heated with gas fired radiator system which is shared with the rest of the building.

1 Bank building itself is an attractive Victorian building constructed of brick with a Suffolk white brick façade under a slate roof with a small more modern extension at the rear. The available space provides light and well planned accommodation and will have the additional benefit of shared use of two on-site car parking spaces for visitor parking and loading. Additional free public car parking is available within 350 metres of the offices.

1 Bank Buildings Business Centre

The property provides the following accommodation but please note that all dimensions and areas are approximate:-

Ground floor

Entrance Lobby with staircase leading to the first floor and opening to:

Shared Reception/Waiting area.

Office 1



Providing approximately 95sq. ft.

Office 2

Providing approximately 116sq. ft.



First Floor

Landing with doors to:-

Office 3



First floor spacious room with large sash windows providing excellent light throughout and including pleasant views along Meadow Lane. The largest office room available and providing approximately 200 sq. ft of accommodation.

Office 4



Well proportioned office with excellent views to the rear of Market Hill, The Library and King Street.

Providing approximately 135 sq. ft. of office space.

Office 5



office space with approximately 105 sq. ft. with large window.

Facilities

Small Kitchenette containing sink and cupboards.

Cloakroom with WC, washbasin and super views towards Sudbury town centre.

Services

All main services are connected to the building. A service charge is included in respect of the provision of heating, lighting, electricity, water and Broadband. A professional telephone answering service is available through SB Surveyors. If you are out of the office just divert your calls and a message will be taken and email sent to you straight away.

Rates

The building is currently assessed as a whole for the purposes of business rate and has a ratable value of £6,300 overall. A proposal will be made to obtain separate assessments of the individual offices. Business rates will be payable by individual businesses.

Terms

Offices are available on an individual basis or any combination on flexible terms.

Rent

Individual offices are available from £200 per calendar month exclusive of rates but inclusive of service charge.

Viewing

Contact SB Surveyors via:-

- Ø Tel: 01787 311140
- Ø Fax: 01787 313150

Or visit our website:-

- Ø www.sbsurveyors.co.uk

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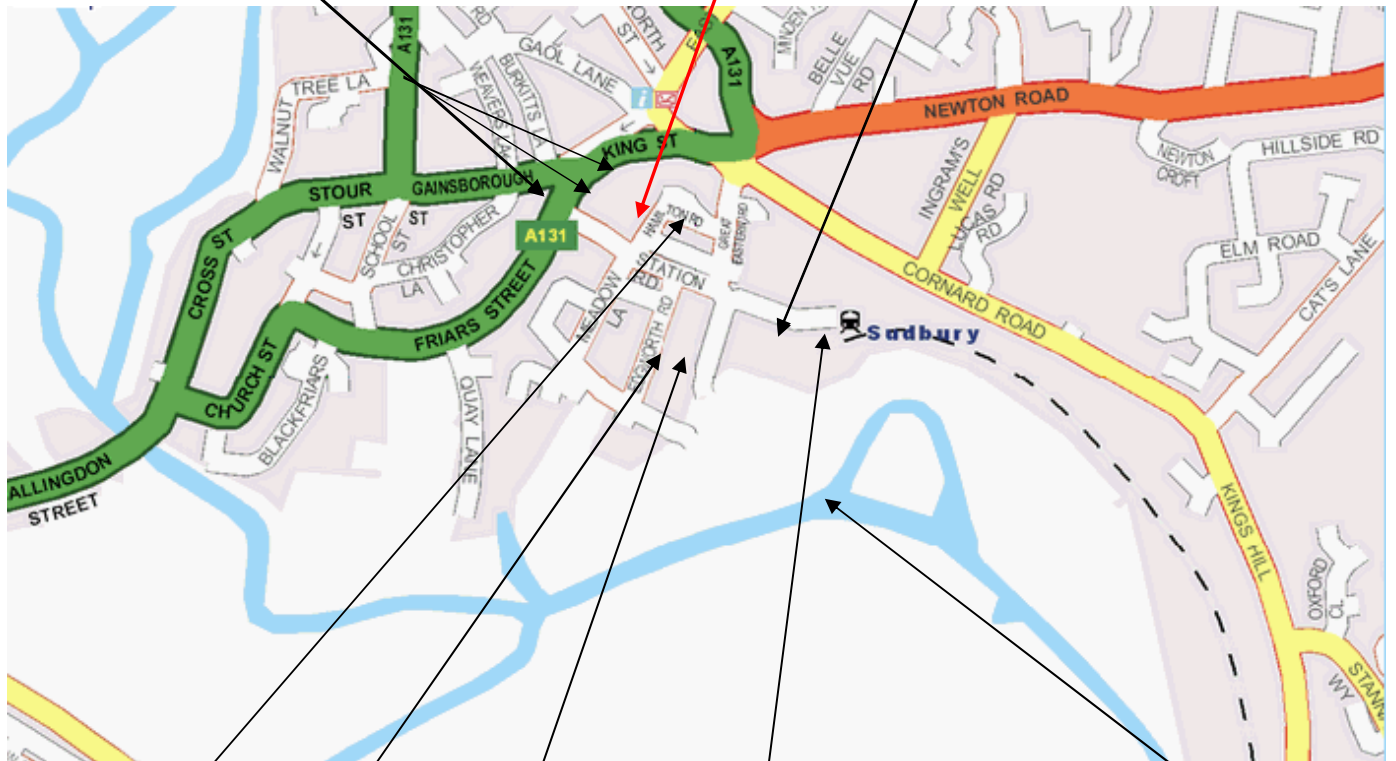
Located at the heart of Sudbury!

Market Hill
Town Centre Banks
And stores

Marks &
Spencer

1 BANK BUILDINGS BUSINESS CENTRE

Kingfisher Leisure Centre



Bus Station

Sudbury
Office
Supplies

Waitrose
Supermarket

Sudbury Train Station:
Stour Valley Line.
With Links to London Liverpool Street

River Stour and
Meadows