



Unit 7

Alexandra Road, Sudbury, CO10 2XH

Studio/workshop unit to let

1,100 sq ft
(102.19 sq m)

- Studio space available for let from September 2026
- Small Business Rates Relief available to qualifying occupiers
- Onsite car parking with additional forecourt spaces
- No VAT
- Can be converted back to light industrial unit - terms dependent

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Summary

Available Size	1,100 sq ft
Rent	£8,400 per annum
Rateable Value	£7,900 based on 2026 valuation
Service Charge	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
Estate Charge	An adhoc Estate Charge is administered for maintenance of the communal areas
EPC Rating	E (120)

Description

The property comprises a light industrial unit of steel portal frame construction with block and brick infills which has been fitted out as studio space currently running as gym and beauty. The property has been fitted out with laminate flooring, suspended grid tile ceiling with LED light insert, plasterboard walls with perimeter architrave, a small private treatment room to the rear and a small office and WC to the front. Access to the unit is via a double UPVC personnel door. There is currently no roller shutter.

There is a tarmacadam forecourt to the front aswell as on site parking for 3 vehicles.

Location

Sudbury is a busy market town with a population of around 22,000 including Great Cornard. The town is located 12 miles south of Bury St Edmunds, 14 miles northwest of Colchester.

The premises is situated on a private industrial estate on Alexandra Road. Alexandra Road forms part of the Chilton Industrial Estate which is one of the towns principal employment areas. It is approximately 1 mile from the town centre

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,100	102.19	Available
Total	1,100	102.19	

Terms

The property is available on a new lease from September 2026.



Viewing & Further Information



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