



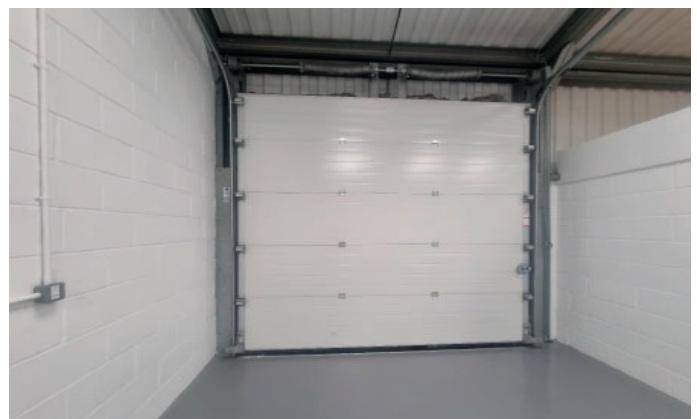
Unit 36

Ellough Industrial Estate | Beccles | NR34 7TD

Annual Rental

£9,500

- Mid-terrace light industrial unit
- Located on popular Ellough Industrial Estate
- Steel portal frame construction with Insulated pitched metal roof
- Internal Area approx. 982 sq ft
- Roller shutter loading door access
- Open-plan, versatile accommodation
- WC facilities
- Forecourt parking for up to 2 vehicles
- Suitable for a range of industrial or storage uses
- Currently under refurbishment





Square Meterage: Approx 103m² | Rateable Value: £9,200 | EPC Rating: D

A well-presented mid-terrace light industrial unit situated on the popular Ellough Industrial Estate. This newly renovated unit offers a practical and versatile space suitable for a range of industrial or storage uses.

The property is of steel portal frame construction beneath an insulated pitched metal roof, with a combination of brick and profile sheet elevations. Internally, the unit provides open-plan accommodation with a minimum eaves height of approximately 3.2m, together with WC facilities. Access is via a roller shutter loading door, allowing for convenient loading and unloading.

Externally, the property benefits from a forecourt area providing parking for up to two vehicles.

Ellough Industrial Estate is a well-established and sought-after commercial location, positioned approximately 2 miles east of Beccles, 7 miles west of Lowestoft, and around 20 miles south-east of Norwich. The estate offers excellent connectivity, being located close to the A146, and is home to a range of established occupiers including Orwell Housing, Hughes Electrical and MH Goals.

The unit extends to approximately 982 sq ft (Gross Internal Area) and is available at a rent of £9,500 per annum.

Key Features

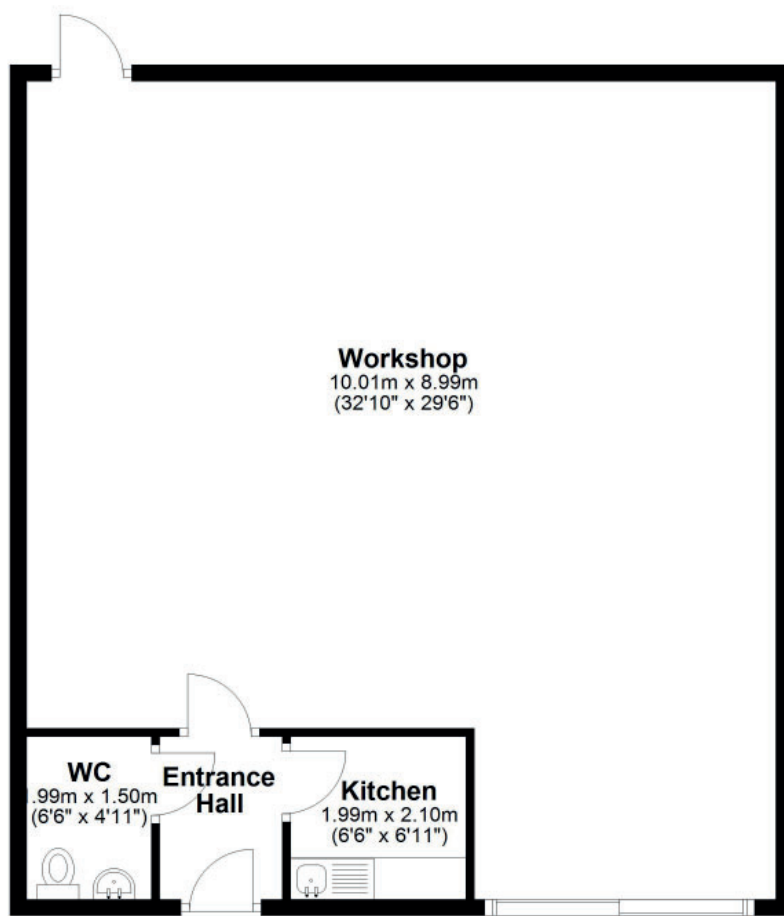
- Newly renovated mid-terrace light industrial unit
- Located on popular Ellough Industrial Estate
- Steel portal frame construction
- Insulated pitched metal roof
- Brick and profile sheet elevations
- Gross Internal Area of approx. 982 sq ft
- Minimum eaves height of approx. 3.2m
- Roller shutter loading door access
- Open-plan, versatile accommodation
- WC facilities
- Forecourt parking for up to 2 vehicles
- Suitable for a range of industrial or storage uses (STP)
- Excellent access to the A146
- Approximately 2 miles from Beccles town centre
- Well-established estate with nearby occupiers

If you wish to view this property or require any further information please contact us on 01502 446000

Floor Plans

Ground Floor

Approx. 89.9 sq. metres (968.1 sq. feet)



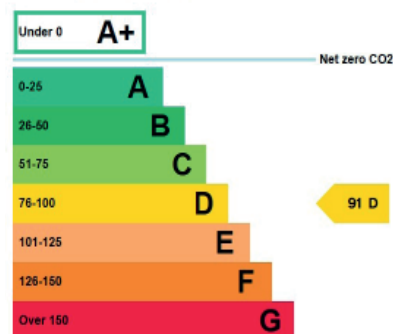
Additional Information

- **Rent:** £791.66 Per Month
- £9,5000 Per Annum
- **Opportunity to acquire a unit in well-established industrial estate**
- **Newly renovated**
- **New Lease available - Flexible Terms**

Energy Efficiency Rating

Energy rating and score

This property's energy rating is D.



Subject to Contract

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website www.commercialleasecode.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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