

01603 629871 | norwich@brown-co.com



Unit 9E & 9F Ellough Industrial Estate, Ellough, Beccles, Suffolk, NR34 7TD TO LET From £12,550 to £25,360 pax

Two adjacent Warehouse/ Industrial Units

- The units can be let individually or as one larger unit
- 5.5 metres minimum eaves, rising to 8.2 metres at the apex.
- Well established industrial estate location
- Open span works area

From 259.0 sq m (2,788 sq ft) to 523.0 sq m (5,635 sq ft)



Location

Ellough is situated to the south east of Beccles, with easy access to the A146 and the new Beccles southern relief road.

The premises are situated on the well established Ellough industrial estate, which is home to approximately 40 tenants, and benefits from automated entrance gates and an onsite café. Approximate distances from nearby conurbations are as follows:

- Lowestoft 9 miles
- Great Yarmouth 17 miles
- Norwich 22 miles

Description

The premises comprise a detached warehouse/industrial premises which has been split into two units. The units are of steel frame construction, providing clear span internal workspace with 5.5 metre minimum internal eaves (rising to 8.2 metres at the ridge).

The premises both have vehicular loading access doors and Wcs.

Accommodation

The property provides the following gross internal floor area.

Description	sq m	sq ft
Unit 9E	259	2,788
Unit 9F	264	2,847
Total GIA	523.0	5,635

Services

We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order. We understand 3 phase electricity is connected to both premises.

Business Rates

Business rates will be the responsibility of the occupier. The premises have the following assessment:-

Description	Rateable Value
Unit 9E	£11,000
Unit 9F	£10,000

Please note the rateable value of each unit is below the lower threshold and the occupier may therefore receive a full exemption.

Service Charge

Estate maintenance and security costs are charged in addition (in the region of 35 pence psf per year) and further details are available from the letting agents.

Tenure

The Premises are available to let individually or as a whole on a new full repairing and insuring lease for a term of years to be agreed at the following rents:

- Unit 9E:** £12,550 per annum exclusive
- Unit 9F:** £12,800 per annum exclusive
- Unit 9E&F:** £25,360 per annum exclusive

VAT

VAT will be charged in addition to the rent and/or maintenance charges.

Legal Costs

Each party will be responsible for their own legal costs incurred in documenting the letting.

EPC Rating

To be confirmed.

Viewing & Further Information

Strictly by appointment with the sole letting agent:-

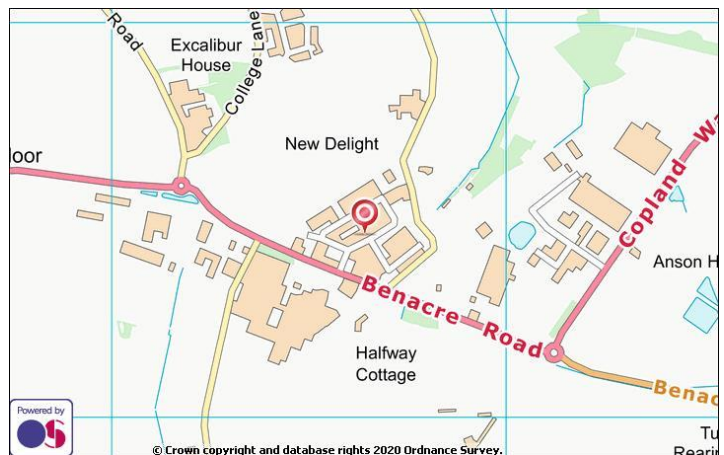
Brown & Co
The Atrium
St George's Street
Norwich, NR3 1AB
Tel: 01603 629871

Anna Smith
0163 598248
Anna.smith@brown-co.com

Nick Dunn
01603 598241
nick.dunn@brown-co.com

Or the on-site Management Office:-

Ellough Industrial Estate Ltd
01502 455052



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