



Unit 9E

Ellough Industrial Estate | Beccles | NR34 7TD

Annual Rental

£24,300

- Popular industrial estate location
- Excellent access to the A146
- Semi-detached industrial unit
- Minimum eaves height of 5.4m
- Forecourt and side parking
- Kitchen and WC facilities
- Hot air blower heating
- Gross Internal Area: 2,858 sq ft (265.52 sq m)





Square Meterage: Approx 269 m² | Rateable Value: £17,500 | EPC Rating: D

Located on the well-established and popular Ellough Industrial Estate, this property benefits from a strategic position approximately 2 miles east of Beccles, 20 miles east of Norwich, and 7 miles west of Lowestoft. The estate enjoys excellent connectivity, being situated close to the A146, providing convenient access across the region. Nearby occupiers include Orwell Housing, Hughes Electrical and MH Goals, reflecting the estate's strong commercial presence.

The property comprises a semi-detached industrial unit of steel-frame construction with plastic-coated cladding to both the walls and roof. Externally, the unit benefits from forecourt parking as well as additional parking to the side, providing convenient access for staff, visitors, and operational requirements.

Internally, the unit offers clear and functional industrial accommodation with a minimum eaves height of 5.4 metres. The property is fitted with a hot air blower heating system and includes a kitchen and WC facilities, making it suitable for a variety of industrial, storage, and trade counter uses.

The accommodation extends to approximately 2,858 sq ft (265.52 sq m), providing flexible space within an established commercial location

Key Features

- Prime position on the sought-after Ellough Industrial Estate
- Easy access to the A146 and regional road network
- Semi-detached industrial/warehouse premises
- 2,858 sq ft (265.52 sq m) of versatile accommodation
- Minimum eaves height of 5.4m
- Steel-frame construction
- Modern plastic-coated wall and roof cladding
- Forecourt parking directly in front of the unit
- Additional side parking available
- Suitable for a range of industrial and storage uses
- Kitchen and staff welfare facilities
- WC accommodation
- Hot air blower heating installed
- Established commercial location with neighbouring national and regional occupiers

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

Site Plans



Additional Information

- Monthly Rental: £2,025 - VAT Applicable
- Leasehold with full vacant possession
- Viewings strictly by appointment through ourselves and Roche.

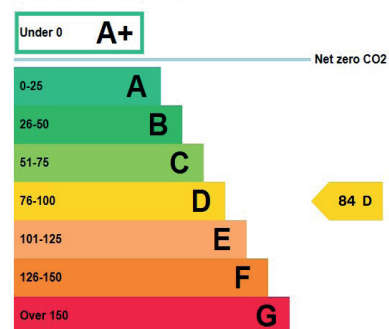
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Energy Efficiency Rating

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 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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