



## Units 1, 2 & 3 Ellough Road, Beccles, Suffolk, NR34 7TQ

### THREE NEW WAREHOUSE DISTRIBUTION UNITS WITH B1/B2/B8 USE

- From 11,859 to 35,982 sq ft (1,101.7 to 3,342.8 sq m)
- Arranged as three single units
- The units are available individually or to be let as a whole
- Large concrete forecourt and loading areas
- Located 1 mile south west of the A146

**LOCATION**

Beccles is a market town located 16 miles southeast of Norwich, 33 miles north northeast of Ipswich and nearby towns include Lowestoft and Great Yarmouth. The property is located approximately 1 mile to the north east of Beccles town centre and 1 mile south west of the A146.

**DESCRIPTION**

Units 1, 2 & 3 comprise of three modern distribution warehouse units with B1/B2/B8 use available to be let as a whole or as separate units. Each unit is constructed of steel portal frame with insulated steel profile clad roof and walls with translucent panels. The units benefit from a good internal eaves height of 8.23 metres rising up to 10.67 metres at the apex.

Internally each unit provides good quality clear span warehouse space with offices, three WCs and a tea room. The units include suspended strip fluorescent lighting, concrete floors and three phase electricity throughout. There is an electric roller shutter door to each unit that measures 5.8 metres wide by 7 metres high.

Externally there is a large concrete forecourt and loading area to each unit.

**ACCOMMODATION**

The property provides the following approximate Gross Internal floor areas:

Unit 1	12,061 sq ft	(1,120.5 sq m)
Unit 2	11,859 sq ft	(1,101.7 sq m)
Unit 3	12,062 sq ft	(1,120.6 sq m)

**Total                    35,982 sq ft            (3,342.8 sq m)**

**SERVICES**

Mains electricity and water are connected to the unit.

**TERMS**

The property is available on a new lease for a term to be agreed.

**RENT**

Separate: **£60,000 per annum** exclusive.

Combined: **£180,000 per annum** exclusive.

**VAT**

The landlord reserves the right to charge VAT in accordance with current legislation.

**EPC**

To be provided.

**RATING**

Interested parties should make their own enquiries with the local authority to confirm rating liability. Contact Waveney District Council business rates department on 01502 562111.

**SERVICE CHARGE**

The tenant will be responsible for paying a fair proportion of any costs incurred in maintaining and repairing common areas access roads.

**LEGAL COSTS**

Each party to be responsible for their own legal costs incurred in this transaction. The ingoing tenant will be required to provide an undertaking to pay the landlords abortive legal costs should they not proceed once solicitors are instructed.

**VIEWING & FURTHER INFORMATION**

For viewings and further information please contact the sole letting agents Hazells Chartered Surveyors on 01284 702626. Or email the following:

**Richard Pyatt MRICS**

richard@hazells.co.uk

**Jonathan Lloyd MRICS**

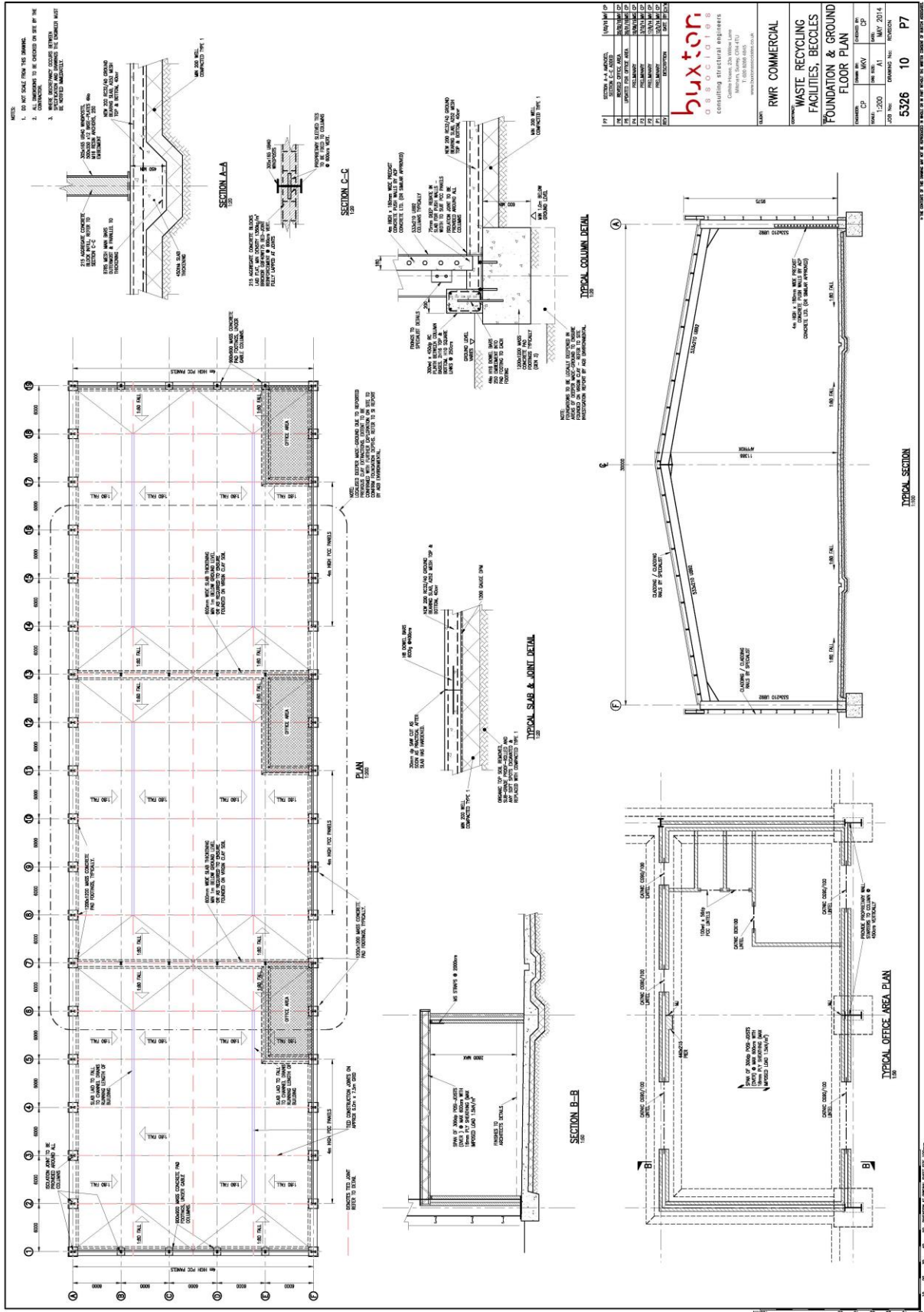
jonathan@hazells.co.uk

**Edward King**

edward@hazells.co.uk



Viewings strictly by appointment only with Hazells.

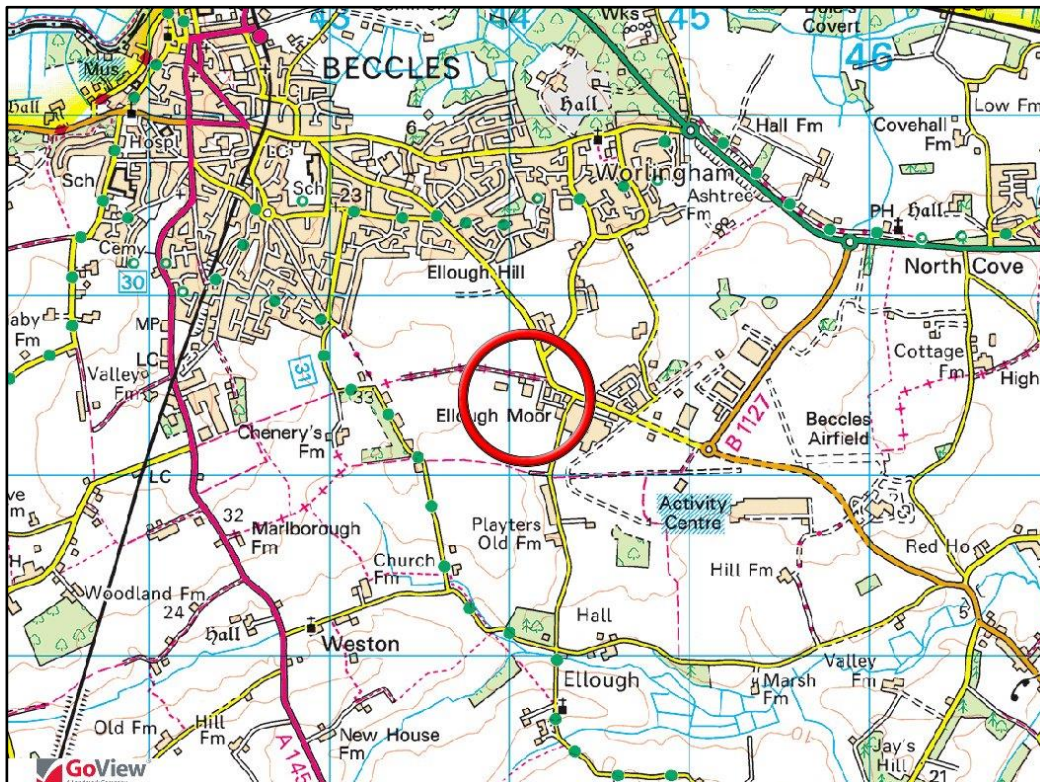


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**RWR COMMERCIAL**  
WASTE RECYCLING FACILITIES, BECCLES  
FOUNDATION & GROUND FLOOR PLAN

DATE: 10/05/2014  
DRAWN BY: A1  
CHECKED BY: CP  
SCALE: 1:200  
JOB NO: 5326  
PROJECT: RWR COMMERCIAL





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