

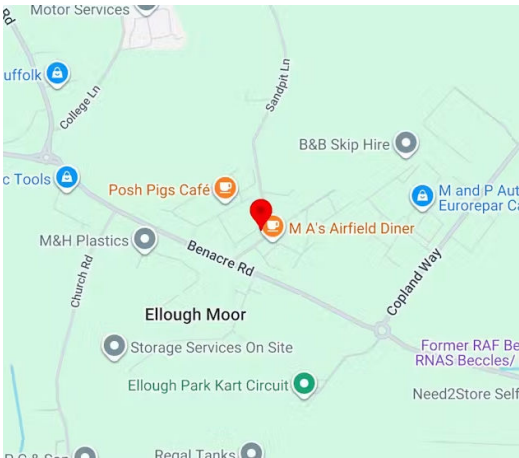


**ROCHE**

Ellough Industrial Estate, Ellough, Beccles, NR34 7TD

Industrial / Warehouse To Let | £10,000 per annum | 982 sq ft

Refurbished Mid-Terrace Industrial Unit - To Let



### Location

The property is located on the popular Ellough Industrial Estate. The estate is located to approximately 2 miles to the east of Beccles, 20 miles to the east of Norwich and 7 miles to the west of Lowestoft. The Estate is located within close proximity of the A146. Other occupiers on the Estate include **Orwell Housing, Hughes Electrical** and **MH Goals**.

### Description

The property comprises a mid terrace light industrial unit of steel portal frame construction under an insulated pitched metal roof, with a combination of brick and profile sheet elevations.

### Key Points

- Fully refurbished
- Forecourt parking for 2 cars
- Roller shutter loading door
- Minimum eaves to 3.2m
- WC

### Accommodation

| Description | sq ft | sq m  |
|-------------|-------|-------|
| Unit 36     | 982   | 91.23 |

### Planning

The property was most recently used for storage and is therefore within Use Class E, it could also suit other uses within the same use class. We recommend interested parties make their own enquiries of the local planning authority to establish the current use and the potential for other uses.

### Tenure & Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

### Summary

- Rent: £10,000 per annum
- Business rates: The Valuation Office Agency website indicates that the 2026 Rateable Value is £9,200.
- Service charge: n/a
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: C (75)

### Further information

- [View details on our website](#)

### Contact & Viewings

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