

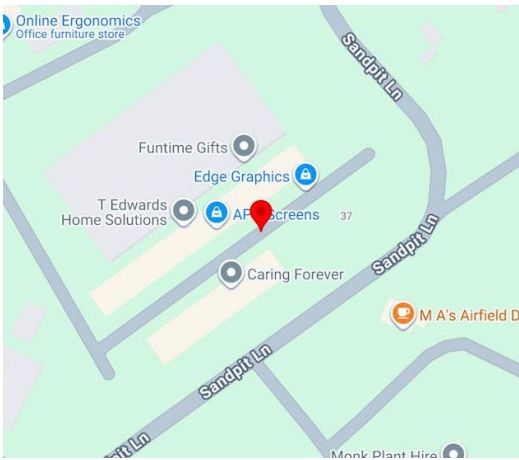


ROCHE

Unit 32 Ellough Industrial Estate, Ellough, Beccles, NR34 7TF

Industrial / Warehouse To Let | £10,000 per annum | 973 sq ft

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

- Refurbished Unit
- Forecourt parking for 2 cars
- Roller shutter door
- Eaves to 3.6 metres
- Kitchen and WC

Accommodation

Description	sq ft	sq m
Unit 32	973	90.39

3D Virtual Tour

Click [here](#) to access a virtual tour of the property.

Planning

The property was most recently used for storage and therefore falls 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 as from April 2026 the Rateable Value is £8,700
- 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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