



## **UNIT 2, EXCALIBUR COURT, ANSON WAY, ELLOUGH, BECCLES, NR34 7TJ**

### **FOR SALE | DETACHED WAREHOUSE WITH OFFICES 4,083 SQ FT (379 SQ M)**

- Warehouse with 1<sup>st</sup> floor offices
- Front and side yards
- Parking for circa 18 cars
- Immediately available



## LOCATION

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The property is at the entrance to Excalibur Court, which is on Anson Way. This is accessed from Copland Way which links onto the A146 road to Lowestoft, 8 miles east and Norwich, 21 miles northwest.

Excalibur is a development of 7 buildings in total, with the neighbouring units being warehouse/industrial units. Occupiers in the vicinity include Result Clothing, DS Watson Civil Engineering and Ovamill Ltd.

## SUMMARY

### Description

This detached unit has insulated powder coated metal profile sheet cladding, roller and personnel doors giving access to the warehouse.

The warehouse area has a floor to ceiling height of 3.15m. There is an entrance lobby, power and lighting, a compressed air fitout, 3 phase 100 amp power and a WC.

The first floor is accessed via an external metal staircase to the side of the unit. The offices are divided into 3 smaller offices, with a large open plan office and a kitchen breakout area in addition.

The unit benefits from a small forecourt with 3 car parking spaces and a side yard with space for circa 18 cars.

### Accommodation

The property provides the following approximate gross internal floor area:

Floors	Sq M	Sq Ft
Ground	190.82	2,054
First	<u>188.52</u>	<u>2,029</u>
	<b>379.33</b>	<b>4,083</b>

### Terms

The property is available for a freehold sale with vacant possession.

Price on application

### Business Rates

The property has two entries onto the Valuation Office Agency website.

Unit 2	£6,500
Unit 2a	£7,700

### Legal Costs

Each party will be responsible for their own legal fees.

### VAT

The property is not elected for VAT.

### EPC

The units has an EPC rating of C66 valid until 17 February 2036.

### Viewing and Further Information

Strictly by appointment with the sole agents:

**Chris Squirrell**  
07887 830 124  
chris.squirrell@bidwells.co.uk

**Will Jones**  
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March 2026

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# GALLERY

