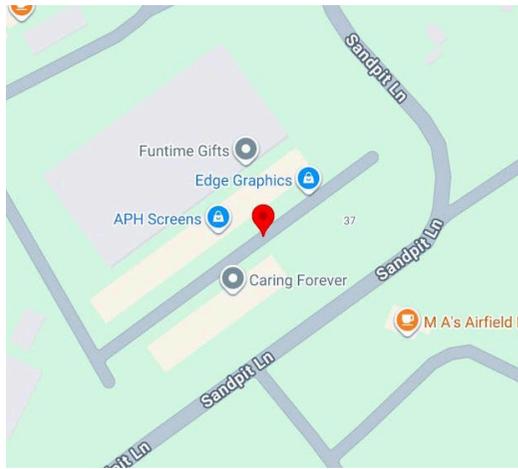




**ROCHE**

Unit 32, Ellough Industrial Estate, Ellough, Beccles, NR34 7TF  
Industrial / Warehouse To Let | £9,500 per annum | 973 sq ft



## 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

- To be refurbished
- 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

## Business Rates

The Valuation Office Agency website indicates that as from April 2026 the Rateable Value is £8,700. This is not the annual rates payable. Interested parties may wish to note that qualifying occupiers may be entitled to 100% rates relief (£0 payable) on properties with a rateable value of less than £12,000.00.

## Planning

The property was most recently used for storage and 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.

## Terms

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

## Summary

- Rent: £9,500 per annum
- Business rates: The Valuation Office Agency website indicates that the 2026 Rateable Value is £8,700.
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: C (75)

## Contact & Viewings

Sam Kingston  
 01603 756 333 | 07796 262 472  
 samk@rochecs.co.uk

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