



## UNIT 1, EXCALIBUR COURT, ANSON WAY, ELLOUGH, BECCLES, NR34 7TJ

**FOR SALE | DETACHED OFFICE WITH WORKSHOP  
2,831 SQ FT (263 SQ M)**

- Modern building set over 3 floors
- Circa 4 parking spaces
- 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

The property has cavity blockwork walls beneath a metal profile roof finish, with uPvc gutters and downpipes. The windows are uPvc.

To the ground floor, are two personnel entrances. One leads into a reception with stairs to the first floor and a door into the rear store, which has a WC and access to both ground floor workshops. Each workshop has external access via the two roller shutter doors.

The first floor is the main office area, which has hardwood finished flooring. There are 3 distinct offices as well as an open plan area, a kitchen and bathroom.

The second floor is within the attic. There is an open plan area, 2 distinct offices and a bathroom.

Externally, there is a ramp providing vehicular access to the left-hand side workshop. There are circa 4 car spaces, with double parking.

### Accommodation

The property provides the following approximate net internal floor area:

Floors	Sq M	Sq Ft
Ground	98.30	1,058
First	97.37	1,048
Second	67.30	724
	<b>262.96</b>	<b>2,831</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 1 as well as unit 1a:

Unit 1 is described as Workshop and premises, whilst 1a is described as Studio and premises.

Rateable Value: £7,900 & £9,000

### Legal Costs

Each party will be responsible for their own legal fees.

### VAT

The property is not elected for VAT.

### EPC

The property has an EPC rating of B48 valid until 8 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

07899 061 892

william.jones@bidwells.co.uk

March 2026

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# GALLERY

