

# BECCLES

COPLAND WAY // NR34 7TL



**TO LET**

**MAJOR MANUFACTURING/LOGISTICS WAREHOUSE**

9,338.65 sq m (100,520 sq ft) can be subdivided, with a minimum area of 2,787 sq m (30,000 sq ft)

## DESCRIPTION

Extending to 101,597 sq ft, this versatile facility is well suited to manufacturing or warehousing. Previously operated as a printing facility, the property benefits from a substantial 762 kVA electrical supply.

The site provides two independently accessed yards, comprising a concrete-surfaced HGV yard and a separate gravelled car parking area. Each yard serves the building via high-bay roller shutter loading doors.

Ground floor office accommodation is provided, alongside dedicated welfare and ancillary office space within the warehouse. The main offices offer a mix of open plan and cellular layouts, with LED and Cat 2 lighting, comfort cooling, and radiator heating.



7 metre eaves height



762 KVA



Minimum parking for 75 cars



Yard depth of 44m





## LOCATION

The property is located to the east of Beccles. The site is close to a number of major occupiers including Result Clothing, Berry Plastics, Broadwater Mouldings and Goldwing Cable Ltd.

Norwich is located 22 miles to the north west, Lowestoft is 8 miles to the north east.



### BY ROAD

	Miles
Lowestoft	8
Norwich	21
Sizewell	23
Ipswich	41
Cambridge	75
London Stansted Airport	95
Central London	128

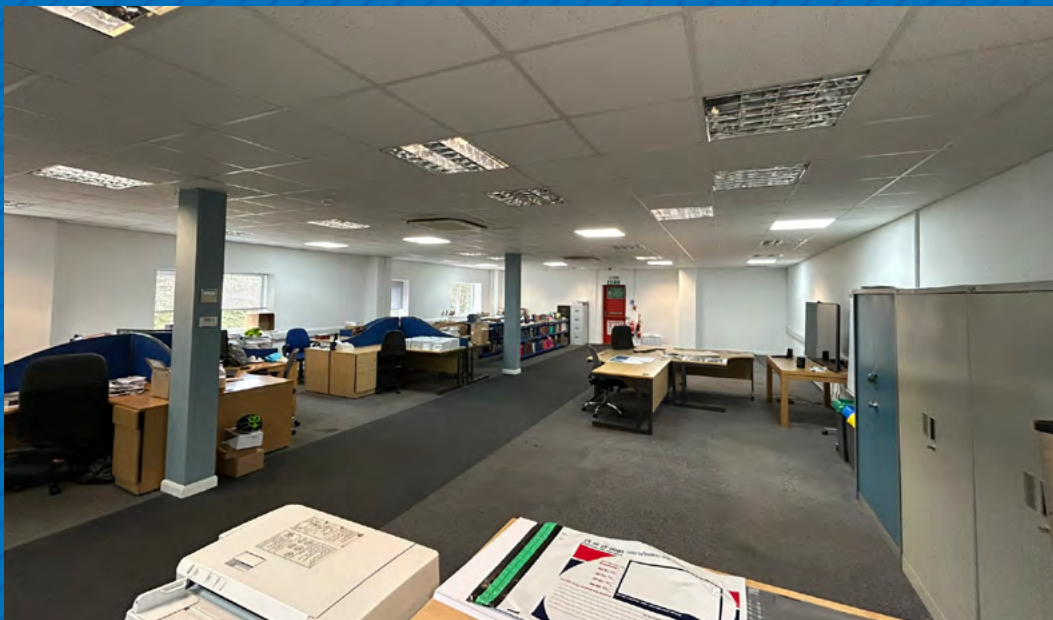


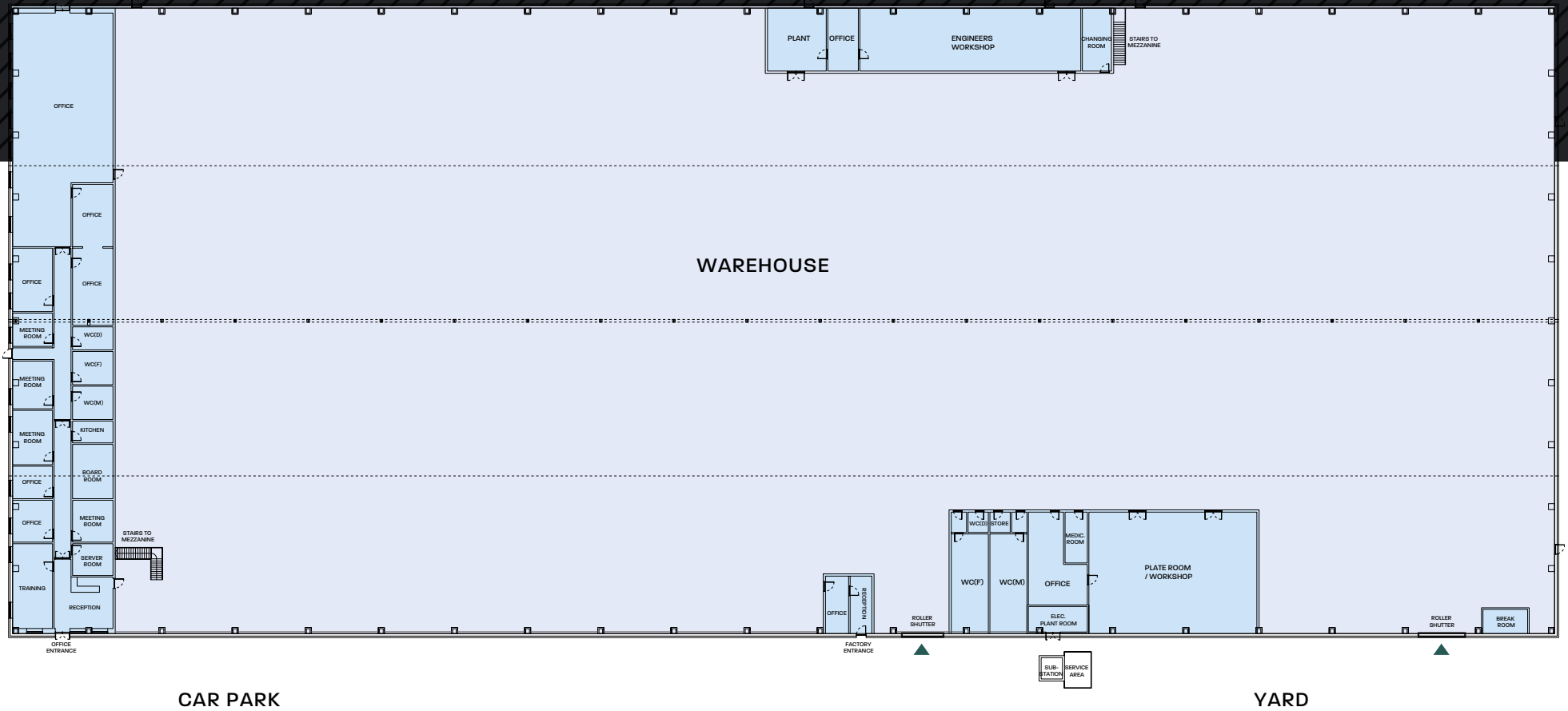
### BY RAIL

(times from Beccles train station - 3 miles away)

Lowestoft	15 mins
Norwich	43 mins
Ipswich	1 hr 19 mins
Cambridge	2 hrs 38 mins
London Liverpool Street	2 hrs 55 mins

Travel times and distances are approximate and are taken from Google Maps and thetrainline.com





## ACCOMMODATION

The property provides clear warehousing / manufacturing space with a dedicated office area.

Office area	623.30 sq m	6,708 sq ft
Warehousing	8,715.35 sq m	93,812 sq ft
<b>Total</b>	<b>9,338.65 sq m</b>	<b>100,520 sq ft</b>

## RATES

The property has a rateable value of £515,000 (from 1st April 2026).  
Interested parties should make their own enquires to the actual amount of rates payable.

## EPC

The property has an EPC rating of B (47). Full details are available.

## VIEWING

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