



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 1st floor offices
- Front and side yards
- Parking for circa 18 cars
- Immediately available

LOCATION

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>
	379.33	4,083

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 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:

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GALLERY

