

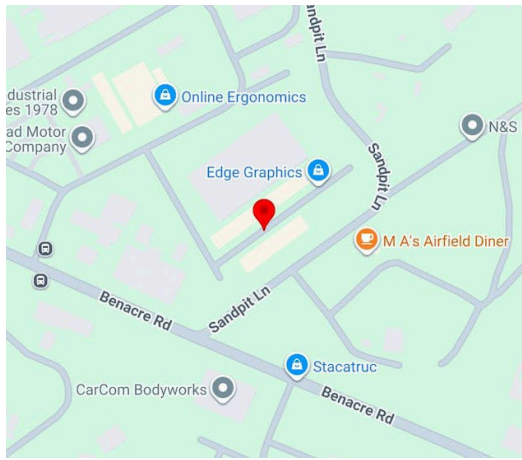


**ROCHE**

Unit 24 Ellough Industrial Estate, Ellough, Beccles, NR34 7TD

Industrial / Warehouse To Let | £9,500 per annum | 973 sq ft

Mid-terrace industrial unit - to let



## 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

- Forecourt parking for 2 cars
- Roller shutter loading door
- Office, with kitchen and WCC
- Minimum eaves to 3.6m

## Accommodation

Description	sq ft	sq m
Unit 24	973	90.39

## 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.

## 3D Virtual Tour

Click [here](#) to access a virtual tour of the property.

## Tenure & 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 £7,800.
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: C (75)

## Further information

- [View details on our website](#)

## Contact & Viewings

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