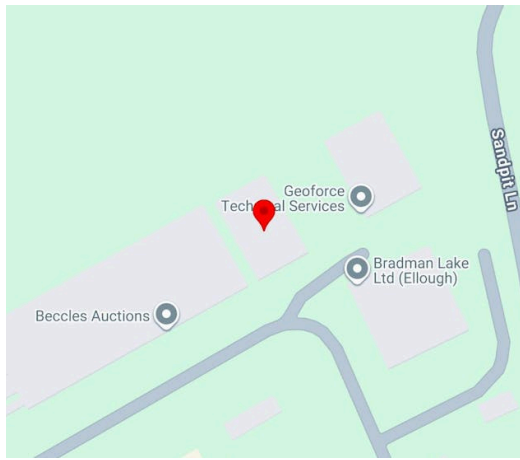




**ROCHE**

Unit 9E, Ellough Industrial Estate, Beccles, NR34 7TD  
Industrial / Warehouse To Let | £24,300 per annum | 2,858 sq ft  
Semi-detached Industrial Unit / To Let



## Location

The property is located on the popular Ellough Industrial Estate. The estate is located 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 is a semi-detached industrial unit of steel-frame construction with plastic-coated cladding to the walls and roof. The property has parking to the front and side.

## Key Points

- Minimum Eaves 5.4m
- Forecourt Parking
- Kitchen and WC
- Hot air blower

## Accommodation

Description	sq ft	sq m
Unit 9E	2,858	265.52

## Tenure & Terms

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

## 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.

## Summary

- Rent: £24,300 per annum
- Business rates: The HMRC website indicates that the 2026 Rateable Value is £17,500.
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: D
- Lease: New Lease

## Further information

- [View details on our website](#)

## Contact & Viewings

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