



48-54 Fuller Road Harleston

Norfolk IP20 9EA

25,150 Sq Ft (2,336 Sq M)

To Let/May Sell

Modern Distribution/Production Unit
with yards to three sides
and Ancillary Offices



48-54 Fuller Road Harleston Norfolk IP20 9EA



Location

The property is located on the established Harleston Industrial Estate, which is located just off the A143 (the Diss to Lowestoft trunk road). Harleston is located 10 miles east of Diss and 7 miles from the junction of the A140 with Norwich being approximately 20 miles due north.

Harleston Industrial Estate is home to a number of businesses including Hamiltons Removals and Trinity Wiring and Coatings Direct. The Estate has a wide range of commercial premises and is a popular business location within the Waveney Valley.

Description

The property is a modern single storey warehouse/production unit, which was constructed in 1997. The property benefits from the following specification:

- 6m maximum eaves height
- Large yards to 3 sides giving cross docking potential
- Potential for additional office accommodation
- Potential for expansion of warehouse
- Good parking facilities
- Adjoining land 3.85 acres also available

Accommodation

The property has the following approximate gross internal floor areas:

	Sq m	Sq Ft
Distribution/production:	1899.85	20,450
Office/Ancillary:	436.64	4,700
Total:	2,336.49	25,150

Approximate GIA

Services

Mains water, electricity, gas and drainage are connected.

Rates

Interested parties are advised to make their own enquiries to the Local Rating Authority, South Norfolk District Council.
Tel: 01508 533 633.

Rateable Value £98,500.

Terms

The premises are available on a new lease on terms to be agreed or available on a freehold basis.

Legal Costs

Each party to bear their own legal costs in the transaction.

VAT

All rents, prices and premiums are exclusive of VAT.

Viewing

Strictly by appointment via the joint sole agents:



Sam Kingston
Tel: 01603 756333 (Direct Dial)
Fax: 01603 665096
sam.kingston@rochesurveyors.co.uk



Jim Frankis
020 7377 2500
jim.frankis@frankisporter.com
John Porter
020 7377 2500
john.porter@frankisporter.com

Subject to Contract

Ref 87-1