

## The premises of Gardwell Coatings Limited Ellough Airfield, Beccles, Suffolk, NR34 7TE



### FREEHOLD FOR SALE

**Industrial Workshop Units, Offices and Yard**

**Offered as a whole with 0.559 hectares (1.381 acres)**

**Price Guide £650,000**

Note: Durrants for themselves and for the vendors or lessors of this property whose agents they are given notice that (i) these particulars are produced in good faith, are set out as a general guide only, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Durrants has any authority to make or give any representation or warranty whatsoever in relation to this property (iv) Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. Every effort has been taken to ensure that all statements contained within these particulars are factual. However, if applicants are uncertain about any relevant point, they are advised to ring this office for clarification. By doing so they may save themselves an unnecessary journey. December 2015.



# In Summary

Popular Commercial Estate

Multiple workshops

1715.5m<sup>2</sup> of Industrial Space

92.87m<sup>2</sup> of Office space

For Sale by Private Treaty



## CONTACT



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## VIEWINGS

All viewings by prior appointment through the Agents Commercial Office.

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## THE PROPOSAL

The property comprises a series of steel framed buildings with partly insulated roofs, interconnected for the purposes of the current occupier's usage. There is an extensive area of external concrete for parking, turning and manoeuvring making this a flexible site suitable for a number of industrial/warehousing purposes.



## LOCATION

Elough Industrial Estate is part of a busy commercial area on the south eastern side of Beccles on the Norfolk/Suffolk border, just off the A146 Norwich to Lowestoft road.

- Beccles 2 miles
- Norwich 2 miles
- Diss 25 miles
- Ipswich 40 miles



## SITUATION

The site is situated approximately 2 miles from the market town of Beccles and close to the focus of Ellough airfield, a major industrial area which includes significant employers such as William Clowes, Result Clothing, Promens, P.C.E. Automations, M & H Plastics and more than 40 other local businesses.

### DIRECTIONS

Take the A145 Norwich to Lowestoft Road from Beccles. At the Worlingham roundabout continue straight over. At the next roundabout (adjoining Barnby Swan Ph) turn right into Copeland Way. At the next roundabout turn right, and continue until the premises are found on the right hand side.

## TECHNICAL INFORMATION



## ACCOMMODATION

### The Workshop Premises

### Gross Internal Area

	Sq. m	Sq. ft.
Paint Shop 1	357.33	3846
Paint Shop 2	356.2	3834
Spray Shop	177.62	1912
Blast Shop	99.47	1071
Lay Down Area	256.66	2763
Paint Shop 4	165.98	1787
Paint Shop 6	123.09	1325
Paint Shop 5	115.39	1242
Compressor House	37.74	406
Canteen	26.02	280
<b>Total</b>	<b>1715.5</b>	<b>18466</b>

### Offices

### Net Internal Area

	Sq. m	Sq. ft.
Reception	15.38	166
Office 1	12.84	138
Office 2	10.59	114
Office 3	11.86	128
Kitchen	10.81	116
Manager Office	11.01	119
Quality control Office	20.38	219
<b>Total</b>	<b>92.87</b>	<b>1000</b>



## SERVICES

We believe the position is thus:

- i) Electricity: mains three phase electricity.
- ii) Water: metered mains water.
- iii) Foul Drainage: mains connected.
- iii) Gas: no mains connection.



## TENURE & POSSESSION

The site is offered by Private Treaty with vacant possession given on completion.



## LEGAL COSTS

Each side will bear their own legal and surveyors costs in connection with the sale.



## VALUE ADDED TAX

Should any sale of the property or any rights attached to it become a chargeable supply for the purpose of VAT such tax shall be payable by the purchaser if levied by Customs & Excise in addition to any monies to be paid during the course of the sale.





## IMPORTANT NOTICES

Durrants and their clients give notice that: -

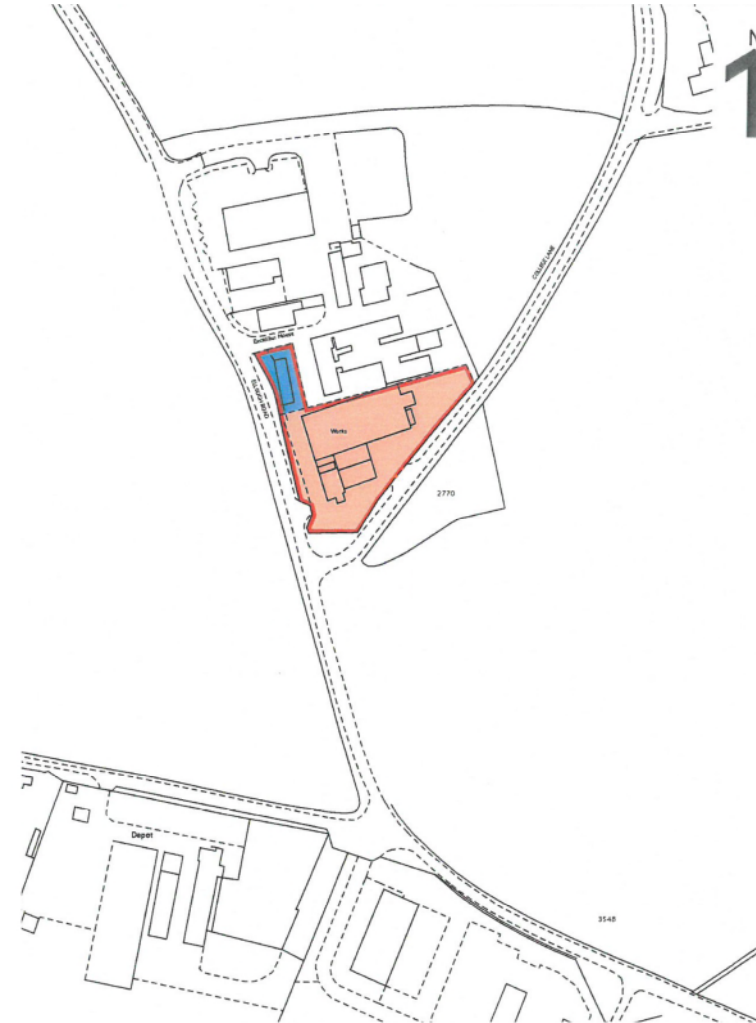
No investigations have been made in respect of any matter concerning pollution of the land, air or water and the buyers are responsible for making their own enquiries in this respect.

The measurements, distances and areas are given as approximate. These particulars and photographs are provided for guidance only and are not necessarily comprehensive.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No warranties in relation to the property are given either by the agent or on behalf of their client or otherwise.

The boundaries are based on the Ordnance Survey and are for reference only. The purchaser will be deemed to have full knowledge of the boundaries and any error or mistake shall not annul the sale or entitle any party to compensation in respect thereof.

No investigation have been made in respect of any matters concerning pollution of the land , air , water and the buyers are responsible for making their own enquiries in this respect.



## USEFUL CONTACT DETAILS

### Waveney District Council:

Riverside, 4 Canning Road, Lowestoft, NR33 0EQ

Tel: 01502 562111

Email: customerservices@waveney.gov.uk

### Environments Agency

Iceni Office, Cobham Road, Ipswich, Suffolk, IP3 9JE.

Tel: 01473 727712

**Satellite Navigation Postcode:** NR34 7TE



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