



**AVAILABLE TO LET / FOR SALE**

**Detached Warehouse with Yard & Parking**

**48-54 Fuller Road, Harleston Industrial Estate,  
Harleston, Norfolk, IP20 9EA**

**RENT**

**£140,000**  
per annum exclusive

**GUIDE PRICE**

**£1,600,000**

**AVAILABLE AREA**

**25,792 sq ft**  
2,396.17 sq m

## IN BRIEF

- » GIA 25,792 sq ft [2,396.17 sq m]
- » Total Site Area 1.47 acres
- » Available for sale or to let

## LOCATION

Harleston is a market town situated in south Norfolk, close to the Suffolk border, approximately 10 miles to the east of Diss and 18 miles to the south of Norwich via the A143. The A140 is approximately 10 miles to the west and provides road connection to Norwich and Ipswich via the A14.

The property is positioned on the established Harleston Industrial Estate to the south of the town and within close proximity to the A143.

## DESCRIPTION

The property comprises a detached, two-bay warehouse building with ancillary office accommodation, situated on a large, surfaced site. It is of steel portal frame construction with elevations featuring a combination of insulated profile sheet cladding and part block/brickwork, beneath a pitched roof incorporating translucent roof panels.

The warehouse is currently divided into two bays, connected by roller shutter doors understood to have been installed by the tenant. The office accommodation wraps around the front elevation and includes a number of cellular offices and meeting rooms, along with a reception area, staff canteen, and WC facilities.

The warehouse is served by roller shutter doors on either side of the building, providing access to the adjoining service yards. The specification includes fluorescent strip lighting, gas-fired hot air blowers and three-phase power.

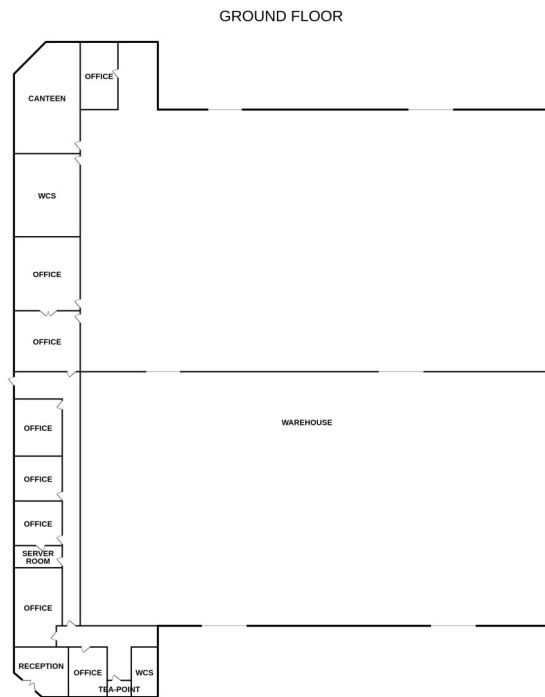
The offices are fitted with suspended ceilings incorporating fluorescent lighting, air-conditioning, perimeter power & data points, and carpet floor coverings.

Externally the property benefits from surfaced yards/parking to the front and rear.

## ACCOMMODATION [Approximate Gross Internal Floor Areas]

- » Warehouse: 21,091 sq ft [ 1,959.40 sq m]
- » Mezzanine: 472 sq ft [ 43.82 sq m]
- » Ancillary Accommodation: 4,230 sq ft [ 392.95 sq m]
- » Total GIA: 25,792 sq ft [ 2,396.17 sq m]





Floor Plan - Not To Be Relied Upon



### CEILING HEIGHT & SHUTTER DOORS

Warehouse Apex: 8.18 m | Eaves: 5.44 m

### Shutter Doors

2x Warehouse Rear W: 3.99 m | H: 4.51 m  
 2x Warehouse Front W: 3.99 m | H: 4.51 m

### BUSINESS RATES

The premises has a Rateable Value of £132,000. The rates payable (2026/27) is £66,360 per annum based on a UBR for the current year of £0.48.

All interested parties should make their own enquiries with the local rating authority in order to verify their rates liability.

### SERVICES

It is understood the premises is connected to mains water, three phase electricity and drainage.

We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility companies in connection with the availability and capacity of all those serving the property including IT and telecommunications.

### PLANNING

The property has previously been used as B8 (warehouse & storage) and B2 (general industrial).

All interested parties should make their own enquiries with the local planning authority to confirm their intended use.

### LOCAL AUTHORITY

Broadland & South Norfolk District Council, The Horizon Centre, Broadland Business Park, Norwich, NR7 0WF.

Tel: 01603 431133

### ENERGY PERFORMANCE CERTIFICATE [EPC]

C (60) Rating - 9143-3097-0367-0100-6095

### TERMS

The property is available to let on new full repairing and insuring business leases on terms to be agreed and at the following rent of £140,000 per annum exclusive.

Offers are invited in the region of £1,600,000 for the freehold interest with vacant possession upon completion.

The property is subject to VAT.

### LEGAL COSTS

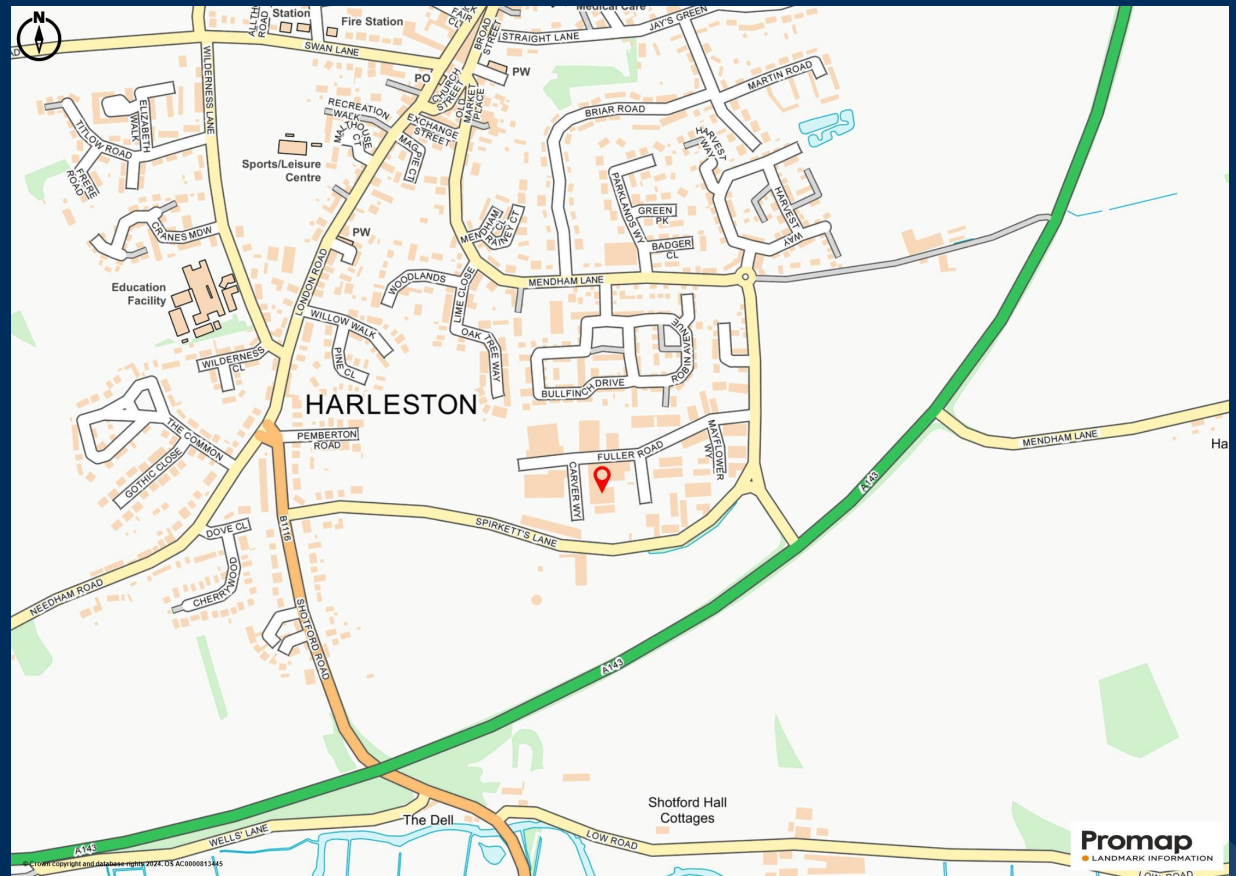
Each party is to be responsible for their own legal costs.

VIEWINGS STRICTLY BY APPOINTMENT  
VIA SOLE LETTING AGENTS:

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