

AVAILABLE TO LET

Detached Warehouse Building with Large Secure Yard

**8 Speedwell Way, Harleston Industrial Estate,
Harleston, IP20 9EH**

RENT

£120,000

per annum exclusive

AVAILABLE AREA

18,180 sq ft

[8,208.83 sq m]

IN BRIEF

- » Available now on a new lease
- » Warehouse, Workshop & Offices
- » Total Site Area 2.028 acres

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 warehouse, open fronted store and HGV workshop with two storey ancillary accommodation to the rear including parts storage and office. The buildings are of steel portal frame construction with profile sheet cladding to the elevations and pitched roof, incorporating translucent panels to the warehouse and store.

The warehouse and workshop are fitted with sodium lighting and served by electric roller shutter doors. The workshop is fitted with twin inspection pits.

The first floor offices benefits from suspended ceilings incorporating LED lighting & air-conditioning, perimeter power & data points and carpet floor coverings.

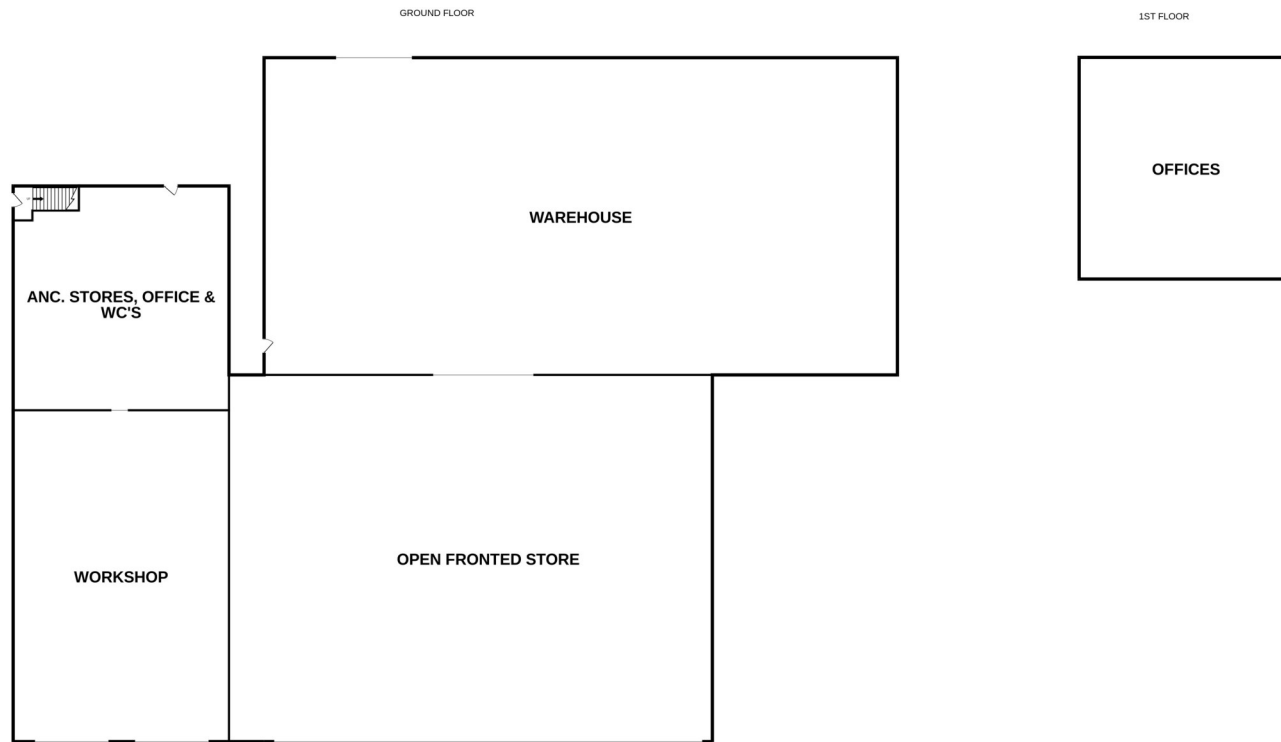
The property is arranged upon a large secure site of approximately 2.208 acres.

ACCOMMODATION

[Approximate Gross Internal Floor Areas]

- » Warehouse: 6,537 sq ft [607.26 sq m]
- » Open Fronted Store: 5,769 sq ft [535.99 sq m]
- » HGV Workshop: 2,330 sq ft [216.45 sq m]
- » Two Storey Anc. Store & Offices: 3,102 sq ft [288.19 sq m]
- » Portacabin: 442 sq ft [41.06 sq m]
- » Total Gross Internal Floor Area: 18,180 sq ft [1,688.95 sq m]





Floor Plan - Not To Be Relied Upon

CEILING HEIGHT & SHUTTER DOORS

Warehouse Apex: 7.94 m | Eaves: 6.06 m
 HGV Workshop Apex: 6.18 m | Eaves: 4.26 m

Shutter Doors

Warehouse Rear Door W: 4.17 m | H: 3.61 m
 Warehouse Connecting Door W: 5.51 m | H: 5.51 m
 Twin HGV Workshop Doors W: 4.04 m | H: 5.00 m

BUSINESS RATES

The premises has a Rateable Value of £68,500. The rates payable (2024/25) is £37,401 per annum based on a UBR for the current year of £0.546.

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 was previously used as a haulier depot. It is assumed that the property has permission for 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]

B (40) Rating - 4321-3711-0156-0919-2876

TERMS

The property is available to let on a new full repairing & insuring business lease on terms to be agreed at an initial rent of £120,000 per annum exclusive. The rent is subject to VAT.

LEGAL COSTS

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

VIEWINGS STRICTLY BY APPOINTMENT
VIA JOINT SOLE LETTING AGENTS:

Fenn Wright, 1 Buttermarket, Ipswich IP1 1BA

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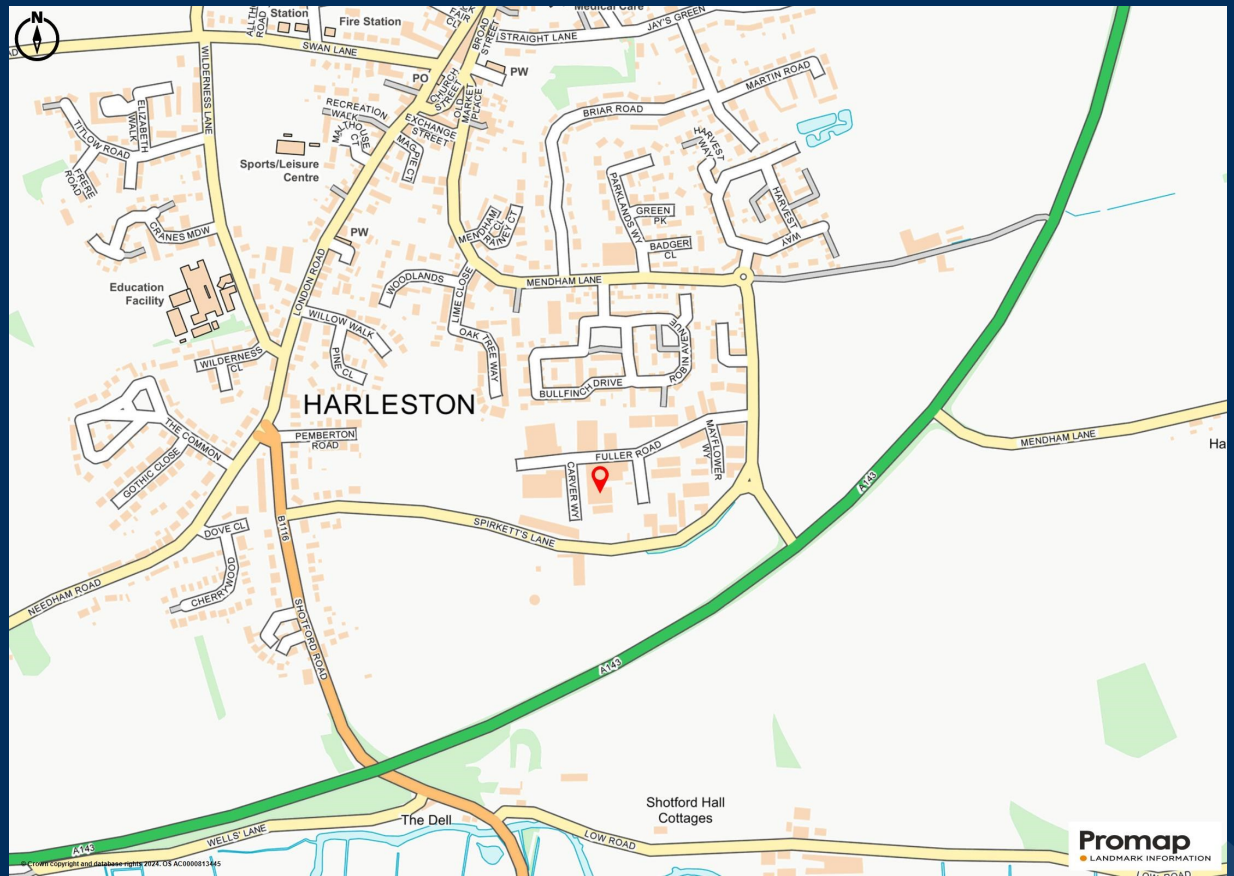
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Particulars created April 2024

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