

For Sale: Serviced Industrial Land

DURRANTS
COMMERCIAL



Hornbill Business Park, Benacre Road, Ellough, Beccles,
Suffolk, NR34 7XD





LOCATION

Hornbill Business Park is located in North Suffolk on the south eastern margin of Beccles in a popular industrial and business area comprising well established industrial estates, independent factory complexes and with a multitude of different business activities. Nearby occupiers include: Norfolk & Suffolk Plant, Carcom, Westrock Linkx Systems, Broadwater Mouldings and others.

5 miles to the A12 and thence to Ipswich, London and the M25. Direct links to A143 (Bury St Edmunds) A145 (Lowestoft and North Sea coast) A146 (Norwich & Great Yarmouth).

Beccles southern relief road is accessed from the connecting roundabout 800m away.



DESCRIPTION

Hornbill Business Park is owned by experienced industrial developers Saint Vincent Holdings. The site is managed by Peter Colby Commercials Ltd and encompasses about 28 acres of development land benefiting from Local Enterprise Partnership (LEP) designation. The owner is installing relevant infrastructure, building units to let and disposing of plots for third party development.

Hornbill Business Park offers occupiers flexibility with the ability to tailor a site to suit individual requirements with a bespoke solution, subject to agreement and planning.



PRICE

Serviced plots - £200,000 per acre.



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 the premises are found on the left hand side.



SERVICES

Electricity and water will be via a metered adopted supply. Surface water and foul drainage outfalls will be provided in the frontage road/service strip adjoining a particular development site. Telecom ducting provided. No mains gas available.



VIEWING

Strictly by arrangement with the agents Commercial Office as the construction work is now underway and Health & Safety procedures need to be adopted.



IMPORTANT INFORMATION

- A digital copy of the Sales Pack information is available upon request from the agent's Harleston office.
- Service charge. To be confirmed.



PLOT AVAILABILITY

Plot No	Acres	Status (as at 16 th August 2019)
1	1	Built and occupied
2	2	Under offer
2A	2.5	Available
3	1.55	Available
3A	TBC	Available
4	3	Available
5	2	Built and available to let
6	TBC	To be confirmed

Subject to change

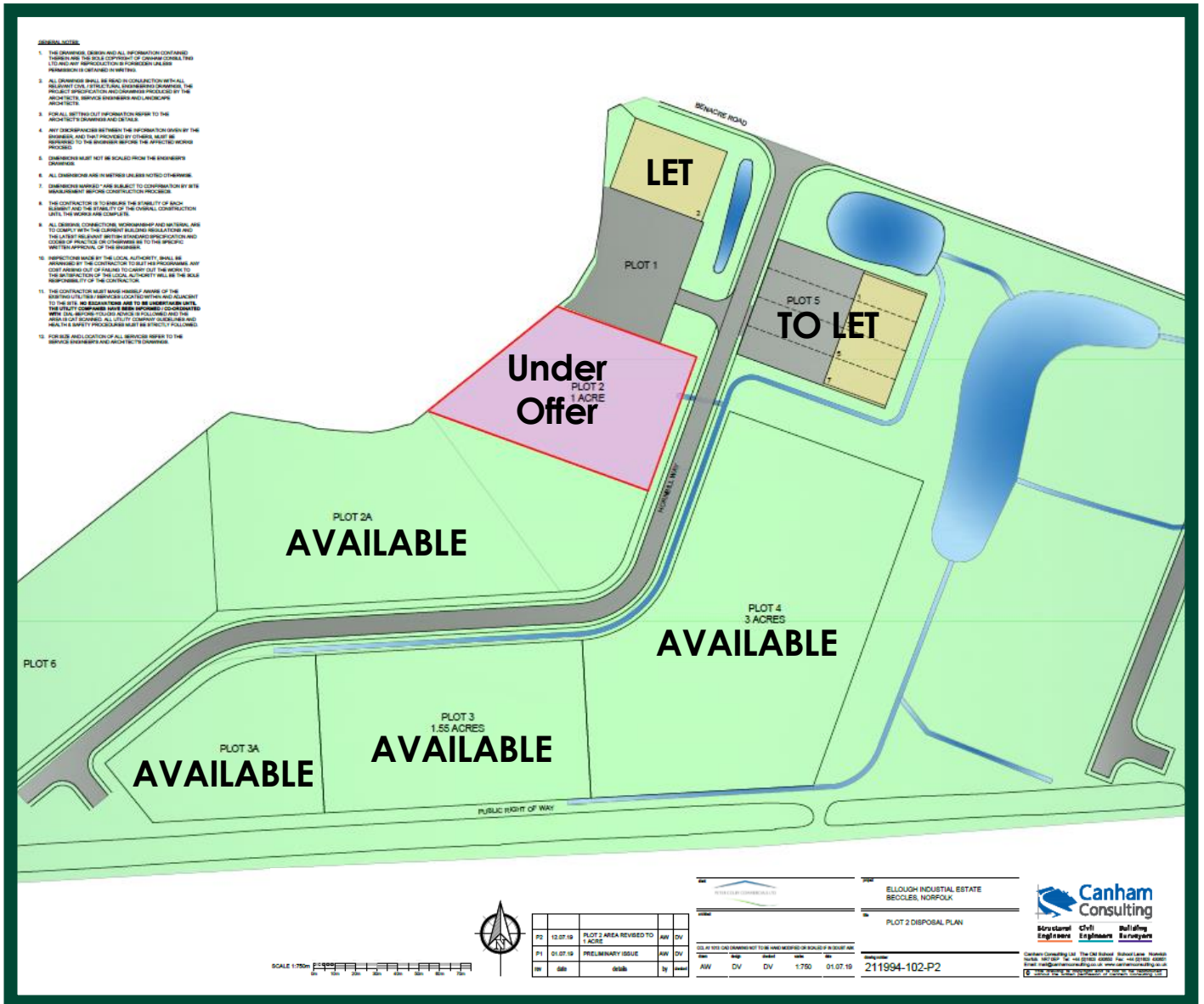


LOCAL AUTHORITY

East Suffolk Council
Marina Centre, Marina, Lowestoft NR32 1HH
Tel: 01502 562111



SITE PLAN



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

IMPORTANT NOTICE

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