

Olivers

Commercial

INDEPENDENT UNITS AVAILABLE TO LET



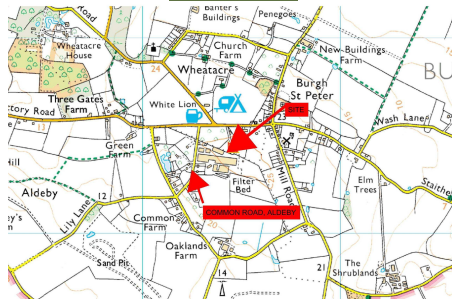
Aldeby Business Park, Common Road, Aldeby, Beccles, NR34 0BL

- SPACE: 84m² (902ft²) to 4945m² (53228ft²)
- Competitive units available immediately
- Beccles 4 miles, Norwich 22 miles (approx)
- Good access to A143 (approx 1.5 miles)

Availability Plan



Site Location



Tel: 01502 470 193 Fax: 01502 710 121 info@olivers.co.uk

Website: www.olivers.co.uk

Location

Situated in the village of Aldeby, 4 miles North of Beccles, 13 miles south of the port at Gt Yarmouth and a similar distance by road to Lowestoft. The A143 is a short distance away which links Gt Yarmouth to Bury St Edmunds. Norwich is approximately 22 miles to the north west.

Previous use

Used as large commercial storage by a local company in recent years. Historically the whole site has been developed by Waveney Apple Growers for purposes of fruit storage, distribution and packaging.

Planning:

Present use falls within Class B8 (storage and distribution) use of the Country Planning Act 1987. Site operating restrictions apply.

Terms:

Flexible terms excluding rates (where applicable) and the Landlord reserves the right to charge VAT in line with current legislation.

Services:

*Public / communal WC
*£60 p/a service charge for cold storage lighting
*Quote for mains electricity available on request

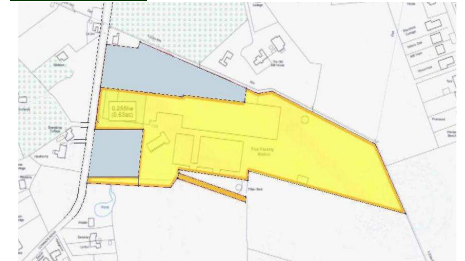
Business Rates

To be assessed separately. details on request

Viewings

By appointment with Agent only for Further information please call: 01502 470 193

Approx Site Plan



Availability (As at 22/04/14)

Ref	Description	SOFT (Approx)	SQM (Approx)	Rent P/A
Unit 1	Front warehouse	30,257	4,143	£60,514
Unit 2	Rear warehouse	44,595	2,811	(Let)
Unit 3	Cold Store Lockup	902	83	(Let)
Unit 4	Cold Store Lockup	902	83	(Let)
Unit 5	Cold Store Lockup	902	83	(Let)
Unit 6	Cold Store Lockup	902	83	(Let)
Unit 7	Cold Store Lockup	902	83	(Let)
Unit 8	Cold Store Lockup	902	83	(Let)
Unit 9	Cold Store Lockup	902	83	(Let)
Unit 10	Cold Store Lockup	902	83	(Let)
Unit 11	Cold Store Lockup	902	83	(Let)
Unit 12	Cold Store Lockup	902	83	(Let)
Unit 13	Cold Store Lockup	902	83	(Let)
Unit 14	Cold Store Lockup	902	83	£2,500
Unit 15	Cold Store Lockup	10,387	965	£13,500
Unit 16	Cold Store Lockup	3,498	325	£6,500
Unit 17	First floor area	5,686	528	£17,500
Unit 18	Office block	2,498	232	£9,000

UNITS AVAILABLE:

Warehouse (Unit 1)



- Rent: £60,514 p/a
- Area: 30,257 sqft

Old Pack house linked building located at front of site, option to subdivide considered.

Cold Store Lockup's



- Rent: £2,500 p/a
- Area: 902 sqft

Brick construction with Galvanised steel walls and ceilings, concrete floors and double timber doors.

Lockup (Unit 15)



- Rent: £13,500 p/a
- Area: 10,387 sqft

2 rows of 4 separate, lined insulated compartments linked by covered area 2800sqft

Lockup (Unit 16)



- Rent: £6,500 p/a
- Area: 3,498 sqft

Insulated single compartment approx 35m long x 9.7m x 4.5m high. Access via large sliding door.

First floor area (Unit 17)



- Rent: £14,215 p/a
- Area: 5,686 sqft

With spring loaded floor. ideally suited as dance studio, Fitness centre or Architects/Painters studio

Office (Unit 18)



- Rent: £9,000 p/a
- Area: 2,498 sqft

Self contained office block Generous parking. Oil fired central heating Separate WC facilities

Open Yard Storage

To the rear of the site is an open area of concrete hard standing and land extending to approximately 2.85 acres (1.15 hectares) of which open storage is a possible use.

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