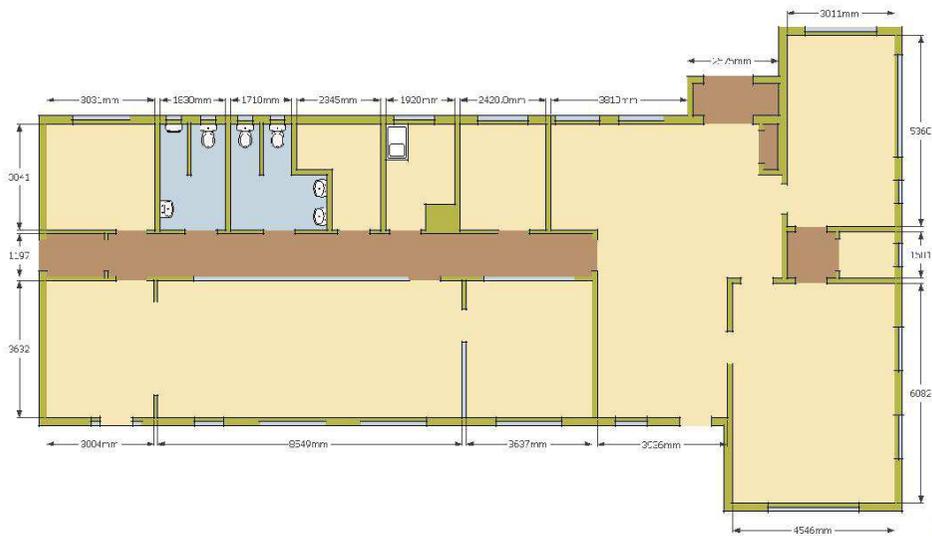


Olivers

Floor plan:

Unit 18 - Office Block

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



Total Floor area: 218m²

All information including prices, photographs, drawings and details contained in these particulars are issued in good faith and must only be used as a guide not forming part of any offer or contract. The Agent/Vendor/Landlord accepts no responsibility for misrepresentations: Prospective purchasers/tenants must themselves verify the statements contained and contact this office for clarification if required. All room measurements provided are approximate and must not be used for the purposes of ordering of carpets, furniture or any other materials, other measurements of particular interest should be independently verified. No service, equipment or appliance contained in this property has been tested; accordingly applicants are advised to commission their own survey/report prior to placing an offer.

Olivers

Commercial

Refurbished, Self contained detached office with generous floor space, located on the popular Aldeby Business park on the outskirts of Beccles



£750 pcm

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

- Area: 218 m² / 2498 ft²
- Reception area
- Oil fired C/H
- Parking to front & rear
- Good access to A143
- Flexible terms
- Separate WC facilities
- Off- corridor rooms
- Available immediately

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

Website: www.olivers.co.uk

Location

Aldeby Business Part is 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.

Site description:

The site the property has evolved over time and although it has been used for storage and distribution in recent years. The self contained office block is located to the south of the site, in close proximity to the entrance gate

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.

Terms:

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

Planning:

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

Business Rates

To be assessed separately. details on request

Viewings

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

References:

Applicants are normally required to complete a credit check, and the fee for this is £50 (non refundable)

Approx Site Plan



EPC Front page

Energy Performance Certificate HM Government
Non-Domestic Building

OFFICE BLOCK
Aldeby Business Park
Common Road
Aldeby
BECCLES
NR34 0BL

Certificate Reference Number:
0070-1940-0362-7841-3060

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website: www.communities.gov.uk/epbc.

Energy Performance Asset Rating

More energy efficient

A+ 0-25
A 26-50
B 51-75
C 76-100
D 101-125
E 126-150
F Over 150

Net zero CO₂ emissions

191 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Oil
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	218
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	147.81

Benchmarks

Buildings similar to this one could have ratings as follows:
118 If newly built
118 If typical of the existing stock

Disclaimer: All information including prices, photographs, drawings and details contained in these particulars are issued in good faith and must only be used as a guide not forming part of any offer or contract. The Agent/Vendor accepts no responsibility for misrepresentations: Interested parties must themselves verify the statements contained and contact this office for clarification if required. All measurements provided are approximate and must not be used to form part of a survey. No person in the employment of Olivers has any authority to make representation of warranty in relation to this property / premises or enter into any contract relating to the property on behalf of the Vendor. Olivers accepts no responsibility for expenses incurred by intending purchasers or Lessees in properties which have been sold, let or withdrawn.

