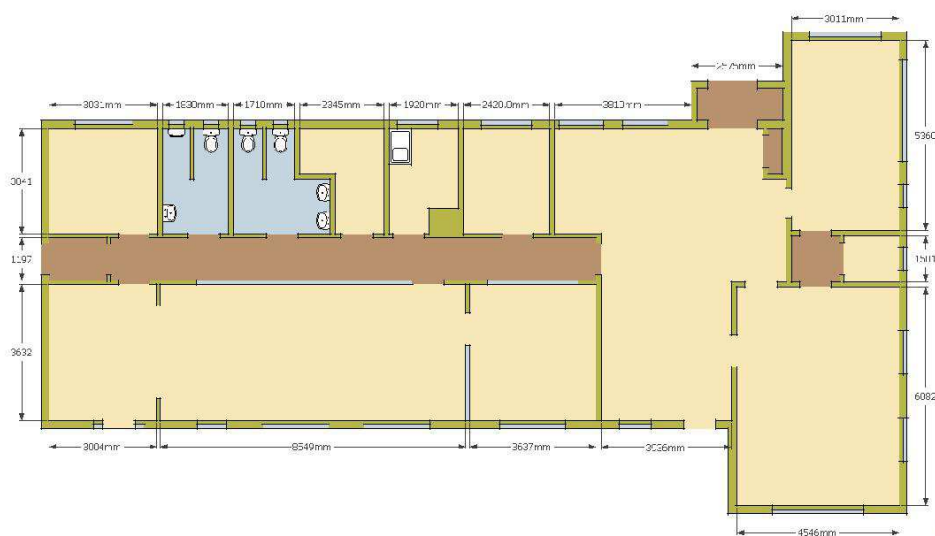


# Olivers

## Floor plan:

Unit 18 - Office Block

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



**Total Floor area: 218m<sup>2</sup>**

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 m<sup>2</sup> / 2498 ft<sup>2</sup>
- 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](mailto:info@olivers.co.uk)

Website: [www.olivers.co.uk](http://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 shared separately. details on request

### Viewings

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

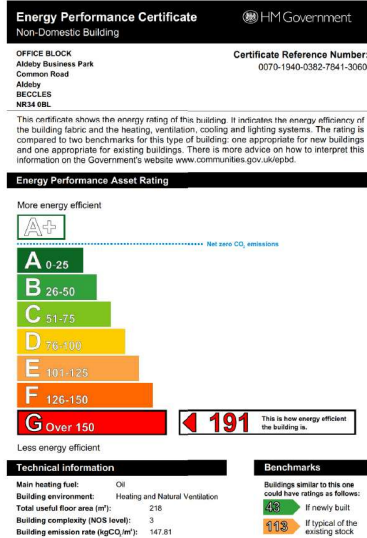
### References:

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

### Approx Site Plan



### EPC Front page



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