



# Tilia Properties Limited

Tilia Court, Ellough, Anson Way, Beccles Business Park, Norfolk NR34



## INDUSTRIAL UNIT

## NOW LET

### TILIA COURT, ELLOUGH

- Business Unit Sale or Let - size: 1,786 sq.ft.
- Large office content
- Modern Specification
- Flexible Sale terms
- Negotiable rates
- Gated yard and ample car parking
- Exceptional terms for offshore companies



# 01603 722892



# Tilia Properties Limited

## Tilia Court, Ellough, Anson Way, Beccles Business Park, Norfolk NR34

### Location

Tilia Court industrial estate development consists of 15 semi-detached/ detached units with forecourt parking. The site is close to Beccles and the A146 to nearby Lowestoft with additional acres of land available for further development.

### Description

The subject property provides an industrial unit within a site of 15 properties, forming part of a newly completed development by Tilia Properties. The property is constructed of steel portal frame with brick/block infill walls under a pitched profile steel clad roof.

Internally, the unit benefits from integral office accommodation, large warehouse area with roller shutter-loading door. The welfare accommodation includes kitchen and WC facilities. Externally the unit has forecourt parking and unloading area.

### Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice and calculate the following gross internal floor areas:

Tilia Court Unit                      1,786 sq.ft.

### Terms

The premises are available to let on a new lease for a set minimum term. Please contact our office for the latest rental details.

A maintenance rent, equating to a maximum of 2.5% of the annual rent will be levied to cover the cost of repairs and maintenance of the external and communal areas of the estate.

### Business Rates

We have been verbally advised by Waveney District Council that the properties are entered onto the rating list as follows:

| Unit  | Rateable Value | Rates 2013/14 |
|-------|----------------|---------------|
| Tilia | £TBA           | £TBA          |

### Energy Performance Certificate

The Energy Performance Certificate for this unit is available upon request.

### Legal Costs

The incoming tenant will be responsible for both parties reasonably incurred legal costs.



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### Viewing and further information

Strictly by appointment with the sole agent: Tilia Properties Limited  
 Contact: Nick Hovey, Telephone: 01603 722892 or E-mail: [develop@tiliaproPERTIES.co.uk](mailto:develop@tiliaproPERTIES.co.uk)  
 SUBJECT TO CONTRACT

### Tilia Properties Limited

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