

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 - £300,000 per acre plus VAT.



## 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 <sup>th</sup> 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

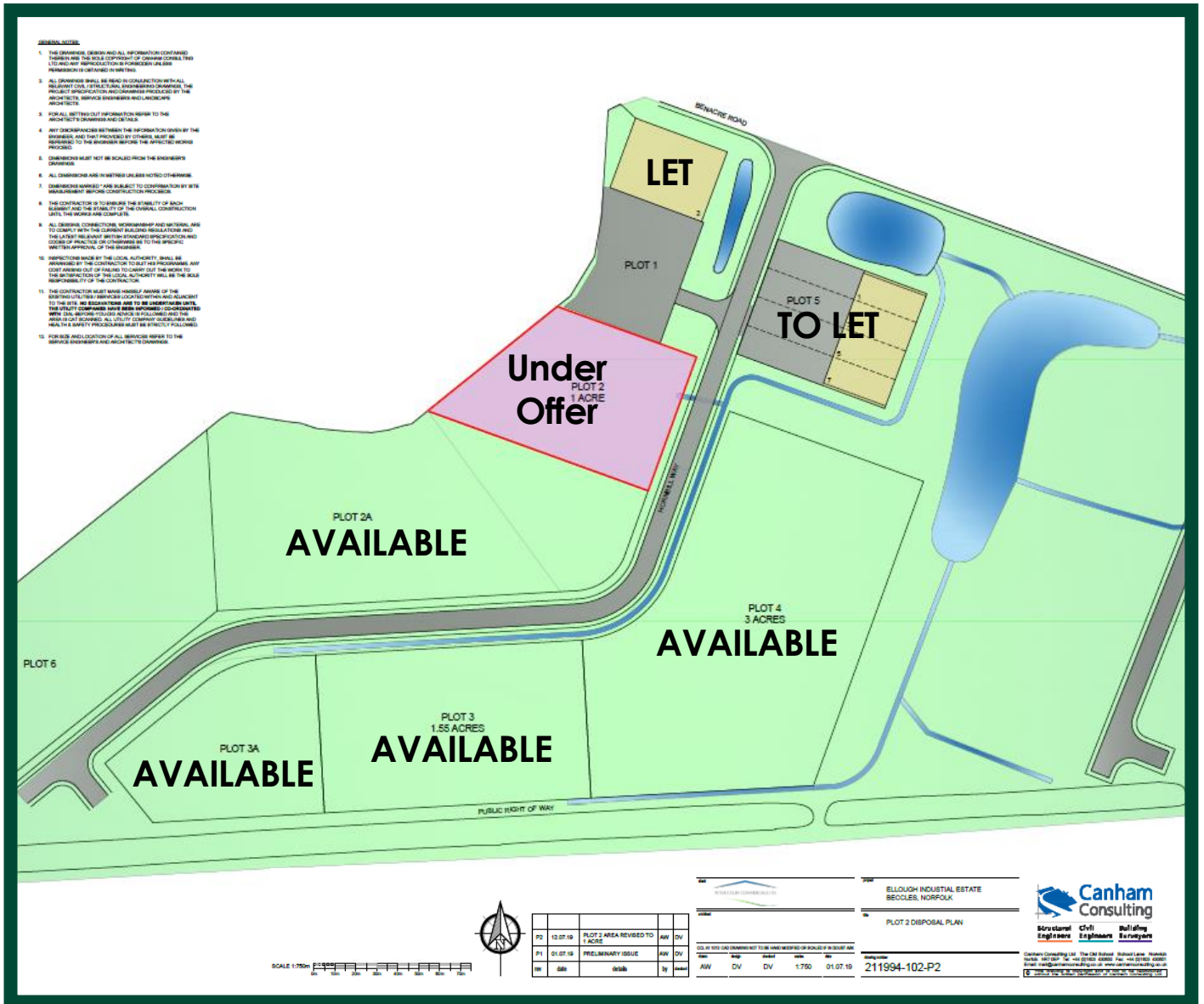
East Suffolk Council  
Marina Centre, Marina, Lowestoft NR32 1HH  
Tel: 01502 562111







# SITE PLAN



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

## IMPORTANT NOTICE

**Durrants and their clients give notice that:**

- They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

## CONTACT US

Durrants Commercial, 32-34  
Thoroughfare, Harleston, Norfolk, IP20  
9AU  
Tel: 01379 851038  
Email: [commercial@durrants.com](mailto:commercial@durrants.com)

[WWW.DURRANTS.COM](http://WWW.DURRANTS.COM)

