PETER COLBY
COMMERCIALS

FOR SALE

Hornbill Business Park, Ellough

£300,000 Per Acre

1 - 40 Acres

Reference: 30

Health, Industrial, Investment, Leisure, Motoring, Trade Counter



PROPERTY DESCRIPTION

Hornbill Business Park, Ellough
Hornbill Business Park in North Suffolk is located within a popular industrial and business area immediately south of Beccles. The area comprises of a number of well established industrial estates together with a range of new development land. It is linked to the thriving town by a new southern bypass and is located approximately 5 miles from the A12 and thence to Ipswich, London and the M25; it also benefits from direct links to the A143 (Bury St Edmunds) A145 (Lowestoft and the North Sea Coast) A146 (Norwich and Great Yarmouth).

The site is being brought forward with a new planning application providing a development masterplan for employment sites and buildings over a 40 acre site. Thereafter details will be addressed by reserved matters planning applications which will deliver the site for development either:

through the sale of serviced plots (1acre upwards) ready for buyers to progress their own development within the masterplan framework; or
completed buildings and or yards provided by the site owner on a leased basis with a proposed tenant.

The development is being phased. Phase 1 is completed and let. The masterplan sets out further phases of development which will include the main accessways and infrastructure followed by a range of sites delivering yards and buildings which are proposed to range in size from starter units of around 1,000 sq up to large distribution buildings of in excess of 100,000 sq ft.

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.

KEY FEATURES

- 28 acre site
- Call to discuss options!
- Parking
- Prominent location
- Serviced developed plots

GALLERY





LOCATION

Hornbill Business Park Benacre Rd, Ellough, NR34 7XD



FLOORPLAN

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