

# BECCLES AIRFIELD

BECCLES SUFFOLK NR34 7PJ

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**To Let:** Storage and Hardstanding

**DURRANTS**  
SINCE 1853

## BECCLES AIRFIELD

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**To Let:** Storage and Hardstanding

Rent from **£5 per sq.ft**

### Key Features

- Modern agricultural stores
- Potential for commercial use (STPP)
- Ample hardstanding also available
- Well located near industrial sites
- Two stores available
- Open plan spaces with grain walling
- Eaves heights from 5.81m to 8.18m



## DESCRIPTION

Modern agricultural stores now available for agricultural or commercial storage (subject to planning).

Building 7 comprises a modern agricultural barn of 1727sq.m (18,565sq.ft) with an eaves height of 8.18m and a ridge height of 12.25m. The single vehicular door measures 6.20m high with a width of 6.07m.

Shed B Part 2 comprises a semi-detached part open agricultural barn of 276sq.m (2,972sq.ft) with an eaves height of 5.81m and a ridge height of 9.95m. The single vehicular door measures 6.12m high with a width of 6.18m.

## LOCATION

The properties are located at Beccles Airfield (also known as Beccles Aerodrome). Built during the Second World War, it has operated as a heliport servicing the North Sea oil and gas industry and currently operates as a base for private flights, flight

training and parachuting. The properties are located to the south of the runway with good access onto the A146 via the B1127 and A145. Nearby are the Beccles and Ellough Industrial Estates which are home to a wide variety of commercial and industrial occupiers. Norwich is located 22 miles to the north west while Lowestoft is 8 miles to the north east.

## ACCOMMODATION

	sq ft	Rent (£)
Building 7	18565	£93,000
Shed 2 Part B	2972	£15,000
Hardstanding	53000	POA

## SERVICES

We understand the properties have mains electricity connected. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

## PLANNING

The properties have planning permission for agricultural use. The Landlord would consider potential commercial Tenants who require a formal change of use. The cost of any planning application will be the responsibility of the prospective Tenant.

## LEASE TERMS

The properties are available on a full repairing and insuring leases for a minimum initial term of 3 years. Any lease will be contracted outside of the Landlord and Tenant Act 1954. A deposit will be held by the Landlord equivalent to three months rent.

## LEGAL COSTS

Each party to be responsible for their own legal costs. An undertaking may be required at the outset in the event the Tenant withdraws from the process after Solicitors have been instructed.



## VAT

VAT is not applicable.

## ENERGY PERFORMANCE

By virtue of its existing use, the property is exempt from the Minimum Energy Efficiency Regulations.

## LOCAL AUTHORITY

East Suffolk Council.

## RATEABLE VALUE

The properties are not assessed for Business Rates but may be assessed by the valuation Office Agency upon occupation or receipt of commercial planning permission.

## DIRECTIONS

From Beccles, head out of the town on Blyburgate and Ingate before turning right onto Ellough Road. Follow the road further an upon reaching A145 roundabout, turn left onto Benacre Road. Pass the Ellough Industrial Estate and at the next roundabout proceed straight over towards Beccles Heliport. After approximately ½ a mile, turn left into the Heliport, where the property will be found to the rear of the hanger building.

What 3 Words: [///deputy.squish.numeral](http://deputy.squish.numeral)





## VIEWING

Strictly by arrangement with the agents.

## CONTACT US

Telephone: **01379 851038**

Email: **commercial@durrants.com**



### IMPORTANT NOTICE

1.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. 2.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.

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