



46 FULLER ROAD
HARLESTON NORFOLK IP20 9EA

To Let: Industrial Unit/Warehouse

DURRANTS
SINCE 1853

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To Let: Industrial Unit/Warehouse

Guide Rent: £24,000+VAT per annum

Key Features

- Located on Harleston Industrial Estate
- Modern steel portal structure
- Three phase electricity
- Eaves height of 5.76m
- High roller shutter door
- Offices
- Forecourt loading / parking
- Easy access to the A143
- Total GIA of 428sq.m (4601sq.ft)



DESCRIPTION

An end terrace warehouse/industrial unit of 428sq.m (4601sq.ft) situated on Harleston Industrial Estate in South Norfolk. The unit comprises a main warehouse space, complete with two offices, wc/shower room, staff room and mezzanine storage.

The ridge height of the building is 8.28m with a maximum eaves height of 5.76m. The single roller shutter door measures 4.89m high x 3.74m wide.

LOCATION

Harleston Industrial Estate is situated to the southeast of the market town of Harleston located adjacent the A143 bypass. Norwich can be accessed 21 miles to the north, Ipswich 32 miles to the south and Bury St Edmunds, the A11 and the Midlands beyond to the west via the A14. The unit is located to the south of Fuller Road off Speedwell Way.

Occupiers on the estate include Lidl, Cornerstone, Hamilton Removals, Kombat UK, Riflecraft, and Jayar Car Parts.

ACCOMMODATION

	sq m	sq ft
Warehouse	299	3218
Offices	47	501
Ancillary	23	249
Mezzanine	59	633
Total	428	4601

SERVICES

The property benefits from mains three phase electricity, mains water and mains foul drainage. No gas connected.

(Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

LEASE TERMS

The property is available on a full repairing and insuring lease 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

We understand the property is elected for VAT and therefore VAT will be charged on the rent.



ENERGY PERFORMANCE

The property has an Energy Performance Certificate (EPC) rating of C(70). A full copy of the EPC is available on request.

LOCAL AUTHORITY

South Norfolk Council

RATEABLE VALUE

The property has a Rateable Value of £24,250 from April 2026.

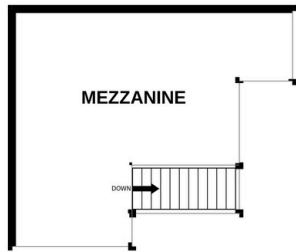
DIRECTIONS

On entering Harleston Industrial Estate from Mendham Lane, follow Fuller Road where the property will be found after 200m on the right hand side.

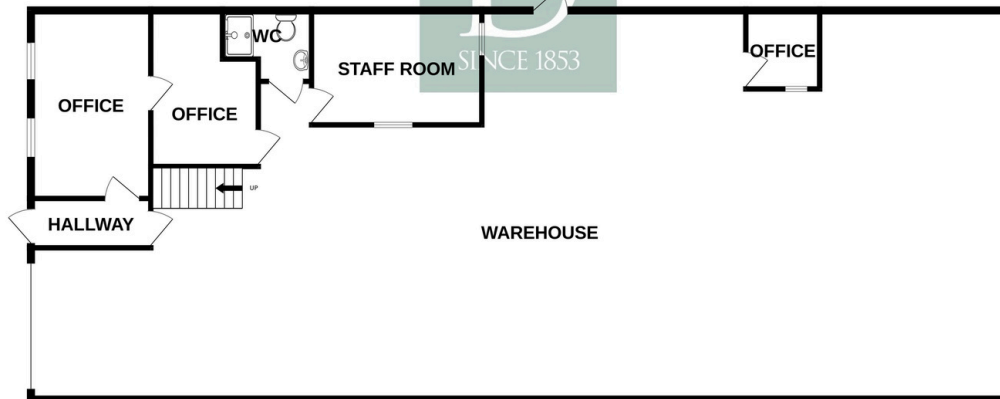
What 3 Words: [///trophy.hooks.baseline](http://trophy.hooks.baseline)



1ST FLOOR



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWING

Strictly by arrangement with the agents.

CONTACT US

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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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