

# Border Valley Industrial Estate

Mayflower Way Harleston IP20 9EB

Warehouse | 1,367 - 2,066 ft<sup>2</sup>



Harleston



Onsite parking



Concrete loading area



Roller shutter doors



LED lighting

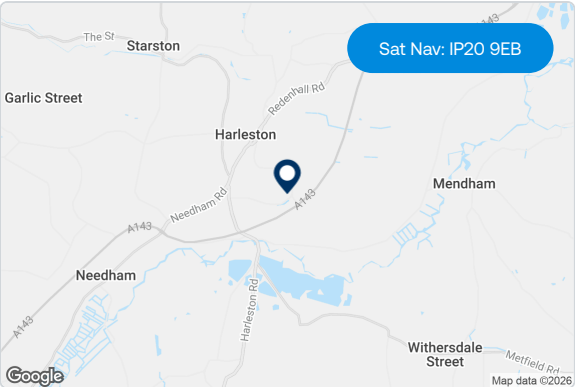


EPC B

Available to Let



LastMileFirst | [mileway.com](https://mileway.com)



## Description

Border Valley Industrial Estate is a multi-let Industrial Estate in Harleston adjacent to the A143. The estate provides 21 units on a site extending to approximately 0.95 hectares (2.3 acres). The estate has extensive on-site parking with mains services provided to all units. Unit 15 and Unit 16 are available to let individually or together.

## Location

Border Valley Industrial Estate is situated to the south east 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.

## Further information

**EPC**  
B

**Rent**  
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

**Terms**  
Available on new full repairing and insuring leases.

**Legal costs**  
All parties will be responsible for their own legal costs incurred in the transaction.

[Book a viewing](#)

**Mileway**

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## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 15	Warehouse	2,066	Immediately	1,625
Unit 16	Warehouse	1,367	Immediately	1,075
Total		3,433		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is quoted exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly

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