



New High Specification Light Industrial Unit

920.24 m² (9,905 sq ft)

Industrial
To Let

- BRAND NEW HIGH SPECIFICATION UNIT
- AVAILABLE IMMEDIATELY
- LOADING DOOR
- MEZZANINE FLOOR
- PASSENGER LIFT
- AIR HANDLING SYSTEM
- 21 PARKING SPACES
- EPC RATED A

New Boatyard Building, Cobholm Business Park, Crittens Road, Great Yarmouth, NR31 0AG

Great Yarmouth is situated on the east coast of Norfolk, approximately 20 miles east of Norwich and 8 miles north of Lowestoft. Great Yarmouth is an important regional sub-centre for the energy sector, serving the southern North Sea oil and gas industries, and also wind farm operators.

The subject property is located in the Cobholm Island area of Great Yarmouth on the edge of the Cobholm estate and overlooking the River Yare. The A1243 is close by and connects Great Yarmouth with Norwich to the west, and Lowestoft to the south.

There are numerous shopping areas close by, including a Tesco Extra, the Gapton Hall Retail Park with numerous outlets.

Note: Arnolds Keys for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Arnolds has any authority to make or give any representation or warranty whatever in relation to this property.

Description

The New Boatyard Building is a brand new high specification light industrial unit which forms part of a high-tech business park with attractive views over the River Yare. The workshop benefits from a mezzanine floor, high-bay lighting, sectional electric loading door (4.3m (w) by 4.9m (h)) and a minimum eaves height of 6.6m.

The ground floor office is of a high specification and benefits from an air handling system, LED lighting, perimeter trunking, carpet tiles and data cabling.

Externally, there are circa 21 car parking spaces and a loading apron. Immediately

Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice and calculate the following approximate gross internal floor areas:

The New Boatyard	M ²	Sq Ft
Ground floor	509.33	5,482
First Floor	410.91	4,423
TOTAL	920.24	9,905

Terms

The property is available on a new full repairing and insuring lease, for a term to be agreed, quoting rent upon application.

Business Rates

To be assessed.

Legal Costs

Each party to bear their own costs

VAT

Our client reserves the right to charge VAT in line with current legislation.

EPC

The property has an EPC rating of: A

Viewing and further information

Strictly by appointment with the sole agents:

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SUBJECT TO CONTRACT - HRD/njr/27933/120

