Great Yarmouth, Norfolk Cobholm Business Park New Boatyard Building

New Light Industrial Unit

To Let

920.24m² (9,905 sq ft)



New High Specification Light Industrial Unit

Brand new high specification building

Available immediately

Loading door

Mezzanine floor

Energy efficient building with air source heat pump and solar PV system

14 parking spaces

EPC rating A

arnoldskeys.com | 01603 620551

25 King Street, Norwich, NR1 1PD.

New Boatyard Building

Cobholm Business Park, Crittens Road, Great Yarmouth, NR31 OAG

INDUSTRIAL TO LET

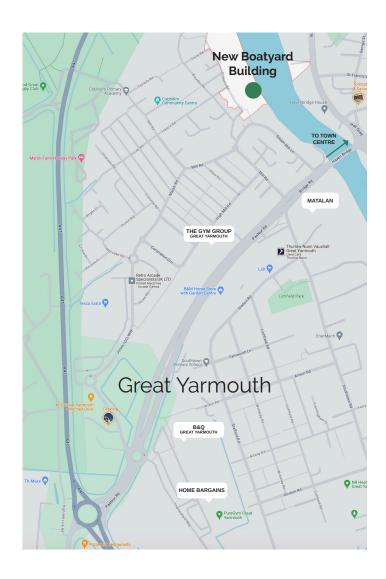
920.24m² (9,905 sq ft)

New Boatyard Building Cobholm Business Park

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 close to Great Yarmouth town centre overlooking the River Yare. The A47 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.





New Boatyard Building Cobholm Business Park

INDUSTRIAL TO LET

920.24m² (9,905 sq ft)

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 LED lighting, perimeter trunking, carpet tiles and data cabling. Externally, there are circa 14 car parking spaces and a loading apron.

Accommodation

New Boatyard Building

	M^2	SQ FT ²
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 there 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 & Further Information

Strictly by appointment with the sole agents:

Arnolds Keys 01603 620551

Nick O'Leary nick.oleary@arnoldskeys.com DDi: 01603 216827

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DDi: **01603 216806**

SUBJECT TO CONTRACT HRD/njr/27933/120





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