



## Light Industrial Unit 407.65 m<sup>2</sup> (4,388 sq ft)

Industrial

To Let

SELF CONTAINED LIGHT INDUSTRIAL UNIT

LOADING DOOR

GAS WARM AIR HEATER

OFFICE, KITCEHN AND WC'S

PART OF THE SECURE, GATED COBHOLM BUSINESS PARK

CLOSE TO A47, TESCOS EXTRA AND GAPTON HALL RETAIL PARK

### The Workshop, Cobholm Business Park , Crittens Road, Great Yarmouth, Norfolk 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 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.



### Description

The property forms part of Cobholm Business Park a new attractively landscaped high-tech business park overlooking the River Yare. The unit comprises a self-contained light industrial unit with roller shutter loading door, personnel doors and parking to the front. This area has been attractively landscaped.

Internally the workshop has a concrete floor, gas-fired warm air heater, 3-phase power, fluorescent strip lighting, power points to the perimeter walls, 2 offices, kitchen and WCs and personnel door. The minimum eaves height to the roof truss is 3.4m and 7.1m to the apex. The workshop has been redecorated but the offices, kitchen and WCs are to be refurbished.

### Accommodation

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

Description	m <sup>2</sup>	sqft
Warehouse	365.85	3,938
Office/amenity	41.84	450
<b>Total</b>	<b>407.69</b>	<b>4,388</b>

### Terms

A new lease is available for a term to be agreed. Quoting terms are available upon application.

### Business Rates

The property will need to be re-assessed for business rates.

### Legal Costs

Each party to bear their own costs

### VAT

The property is elected for VAT therefore VAT will be payable on the rent.

### EPC

The property has an EPC rating of: D

### Viewing and further information

Strictly by appointment with the sole agents:

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SUBJECT TO CONTRACT - NOL/njr/27933/120

