

Port Facing Secure Open Storage Site With Buildings (4.7 acres; 1.9 hectares)

South Denes Road, Great Yarmouth, NR30 3PY

£235,000 pa Leasehold

The site is located in the South Denes industrial area, between the deep water Outer Harbour and Inner Harbour port (East Port). A strategic location for port related industry. The new third river crossing (currently under construction) is close by providing fast access to the A47 from early 2023.

## LOCATION

The site is located two miles south of Great Yarmouth town centre fronting South Denes Road, the main road serving the port. Great Yarmouth is a busy port serving the gas and oil industry with a deep water harbour.

## DESCRIPTION

The site comprises a fully secure fenced yard with buildings and gated access to South Denes Road. The surface is a mixture of tarmac and aggregate.

## SCHEDULE OF ACCOMMODATION

We have measured the property using Promap and the yard provides approximately 4.70 acres (1.9 hectares), subject to survey.

Buildings comprise of:

Laboratory	18.41 m sq	(198 sq ft)
Dispatch	33.62 sq m	(362 sq ft)
Workshop	196.38 sq m	(2,114 sq ft)
Store	165.81 sq m	(1,785 sq ft)
Offices	136.29 sq m	(1,468 sq ft)

## TERMS

The premises as a whole or in part are available to let on new flexible lease terms to be agreed. Quoting rent £235,000 pa. Please contact the agents for further information.

## BUSINESS RATES

To be assessed. Please contact the agents for further information.

## VAT

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

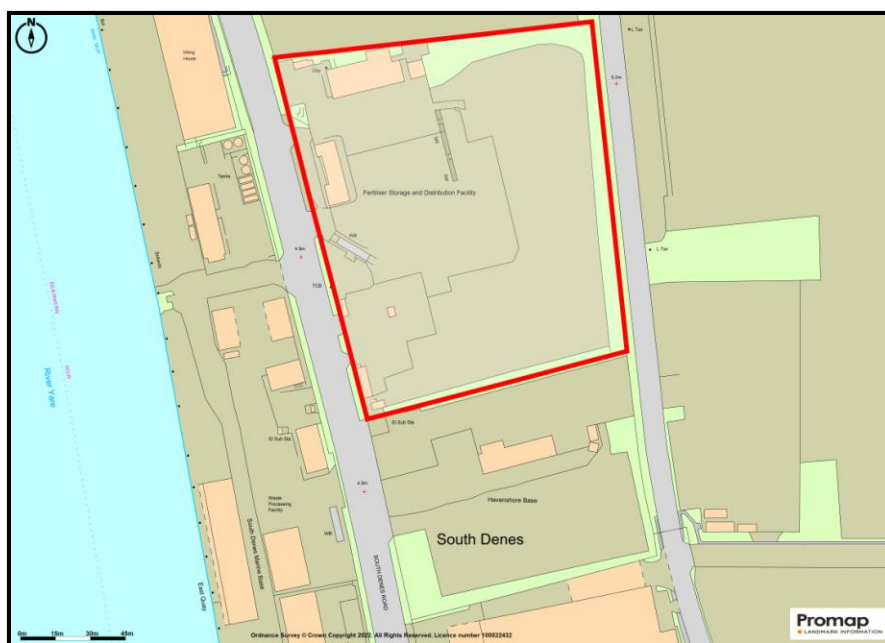
## VIEWINGS

Strictly by appointment with the joint sole agents:

Bycroft Commercial - 01 493 844489  
Dan Bycroft - db@charlesbycroft.co.uk

OR

Arnold Keys Commercial - 01 603 216828  
Nick O'Leary - nick.oleary@arnoldkeys.com



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements