



## Industrial Workshop / Store Facility

Stenner House, Brinell Way, Great Yarmouth, NR31 0LU

£495,000 Freehold /  
£40,000 pa Leasehold

## Storage/workshop depot on 0.5 acres with large electricity supply.

### LOCATION

The property fronts Brinell Way which is in the centre of the popular and bustling Harfreys Trading Estate to 1.5 miles south west of Great Yarmouth Town Centre.

The Estate is immediately adjacent to the A47 Trunk Road and opposite the new third river crossing, due to be operational in August 2023. The position therefore offers fast and easy access by road to Great Yarmouth Town Centre, the Port Facilities, Norwich, Lowestoft and Ipswich beyond.

Other local occupiers include Enterprise Rentacar, Rexel Great Yarmouth Electrical Wholesaler, Plumbase and various Offshore Engineering Companies.

### PROPERTY DESCRIPTION

A self contained depot providing a detached workshop building with two storey offices to the front. Further storage buildings to the rear and a part concrete and part tarmac surfaced yard all on the site extending to approximately 0.5 acres.

The main access into the property is via double secure pallisade gates leading to the yard area and parking. The building is accessed via a sectioned area leading into a two storey office block. Further toilet and kitchen facilities are provided together with various offices which then lead into the workshop with a mezzanine floor.

Various outbuildings include former car workshop and refrigeration units. Importantly there is a large 400 amp electrical supply connected to the site. The previous immediate use was a milk float depot which used electricity for their electric milk float operation.

The site would suit engineering companies or other logistical companies requiring a large electrical supply for charging or operational requirements.

### SCHEDULE OF ACCOMMODATION

The property has the following gross internal floor areas:-

Main Workshop Office Building	441.77 sq m	(4755 sq ft)
External Stores/Workshops	100.71 sq m	(1084 sq ft)
<b>Total</b>	<b>461.05 sq m</b>	<b>(4963 sq ft)</b>
<b>Site Area</b>	<b>0.5 acres</b>	

### SERVICES

We believe that mains water and drainage are provided to the property. Importantly there is a large 3 phase electricity supply providing 400 amps of electricity together with a second 100 amp supply.

### TERMS

The entire property is available either to purchase or rent as follows:

Freehold purchase price £495,000

Yearly rental price £40,000

### BUSINESS RATES

The property is assessed for Business Rates with a Rateable Value of £22,750 pa.

The approximate Rates Payable will be £11,600 for the year 2023/24

### EPC

EPC Rating D.

### VIEWINGS

Strictly by appointment with the sole agents,  
BYCROFT COMMERCIAL: tel: 01493 844489  
or email: db@bycroftestateagents.co.uk.



14 Regent Street  
Great Yarmouth  
Norfolk  
NR30 1RN

www.charlesbycroft.co.uk  
01493 844489  
db@bycroftestateagents.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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