



Trade Counter / Storage Unit with Yard

Unit 2, Bessemer Way, Harfreys Ind. Estate, Gt. Yarmouth, NR31 0LX

£35,000 pa Leasehold

EPC Rating D

LOCATION

The property is prominently positioned on the corner of Bessemer Way and Morton Peto Road in the centre of the popular trading estate, Harfreys Industrial Estate. Harfreys is a popular and bustling trade counter/industrial area positioned just off the A47 on the outskirts of Great Yarmouth and very close to the new third river crossing linking this area to the Yarmouth port area. Nearby occupiers include trade business Howdens Kitchens & Joinery, Crown Decoration Centre, Motofacts Car Parks, Eurocell, Dulux Decoration Centre and engineering companies Code-A-Weld and Applied Satellite Technology.

PROPERTY DESCRIPTION

The property comprises an attached warehouse unit of concrete portal frame construction with part brick and block elevations and part corrugated sheet elevations with pitched roof all positioned within a self-contained site including a generous sized yard with car parking to the front of the unit.

Internally the property provides offices and staff facilities to the front with an internal large warehouse with eaves height of 3.72m with LED lighting, two up and over commercial doors, gas blast heating and solid concrete floor.

The yard area is fully protected by palisade fencing with gates to Bessemer Way.

Eleven marked parking spaces are provided to the front of the unit.

SCHEDULE OF ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice and the following gross internal floor areas are provided:

Ground floor warehouse and offices	524.15 sq m (5,642 sq ft)
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SERVICES

We believe that mains water, drainage, electricity and gas are connected to the unit.

BUSINESS RATES

The property is listed as Warehouse and Premises with a rateable value of £22,250 resulting in rates payable of approximately £11,125 pa.

TERMS

The property is available by way of a new lease to be agreed at a rent of £35,000 pa.

VIEWINGS

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