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Warehouse Unit With Large Secure Yard
Edison Way, Great Yarmouth, NR31 0NG

£95,000 pa Leasehold
EPC Rating TBC

Warehouse Unit With Large Yard

A substantial, modern commercial premises providing two storey offices to the front and a large warehouse/production area to the rear, all on a self-contained site extending to yards and parking.

LOCATION

Positioned fronting Edison Way on the popular and bustling Gapton Hall Industrial Estate which in turn is close to Great Yarmouth town centre and the A47 link road. The third river crossing to the port areas is also very close by.

PROPERTY DESCRIPTION

A detached warehouse unit of steel portal frame construction within a self-contained secure site.

The site is accessed from the front where car parking is provided and pedestrian access into the two storey office arrangement to the front of the building. A number of open plan and cellular offices are provided together with a kitchen and WC facilities. To the rear there is a large warehouse area benefitting from side rollershutter door access with a minimum eaves height of 6.32m rising to a maximum height of 7.30m. Various useful mezzanine areas and further production areas to the rear.

To the side of this property is large yard area and to the rear a fully enclosed further yard.

SCHEDULE OF ACCOMMODATION

Approximate measurements:

Warehouse unit and offices 1,077.64 sq m (11,660 sq ft)

Site area 1.48 acres (0.61 hectares)

PLANNING

We believe that the warehouse unit will have Use Class E (commercial businesses and services – which now includes the retail sale of goods and many other uses which were previously prohibited), Use Class B2 (general industrial) and Use Class B8 (storage and distribution). Please contact Great Yarmouth Borough Council to confirm your proposed use will be accepted (01493 856100).

SERVICES

We believe that mains 3 phase electricity, water and drainage are connected to the building.

BUSINESS RATES

The premises is described as Warehouse and Premises. The site will need to be reassessed following the departure of the previous tenant. As a guide only we assess the business rates payable will be in the region of £40,000.

TERMS

The property is available on a new lease at a rent of £95,000 pa.

VAT

VAT will be payable on the rent.

VIEWINGS

Strictly by appointment with the sole agents, BYCROFT COMMERCIAL, tel: 01493 844489.

PLANNING

