



Trade Counter, Offices & Warehouse

Unit 1, Bessemer Way, Harfreys Ind. Estate, Great Yarmouth, NR31 0LX

£17,500 pa Leasehold

EPC Rating D

LOCATION

The property occupies a prominent position at the junction of Bessemer Way and Morton Peto Road in the centre of the popular and bustling Harfreys Industrial Estate. Morton Peto Road is the main road through the estate linking the A47 to the Gapton Hall estate. The A47 bypass is therefore very close by providing direct access to Great Yarmouth town centre, Norwich and Lowestoft.

Bessemer Way is popular with trade counteres including Crown Paints, Eurocell and Johnstone's Decorating Centre and offshore companies such as Rent Air Offshore and Scantech Offshore.

PROPERTY DESCRIPTION

An end terrace business unit of concrete frame construction with corrugated sheet clad elevations and a pitched roof. The main access to the unit is at the front via a public reception which leads into a number of ground floor offices together with toilets and kitchen facilities. There is a door which leads to the warehouse to the rear which benefits from its own access to the rear via a rollershutter door. The warehouse area measures approximately 18.3m x 8.86m and has a minimum eaves height of 4.1m. First floor offices are also provided.

Externally to the front of the unit there is car parking for approximately four vehicles. To the rear there is a service yard and space for additional external storage immediately opposite.

SCHEDULE OF ACCOMMODATION

We have measured the property and the following approximate gross internal floor areas are provided:

Ground floor workshop and offices 266.86 sq m

First floor offices 15.29 sq m

Total 317.15 sq m (3,413 sq ft)

SERVICES

We believe that 3 phase electricity is provided with mains water and drainage also being connected.

TERMS

The property is available on a new lease at a rent of £17,500 pa.

PLANNING

The site has the current uses E (General Business), B2 (General Industrial) and B8 (Storage and Distribution).

BUSINESS RATES

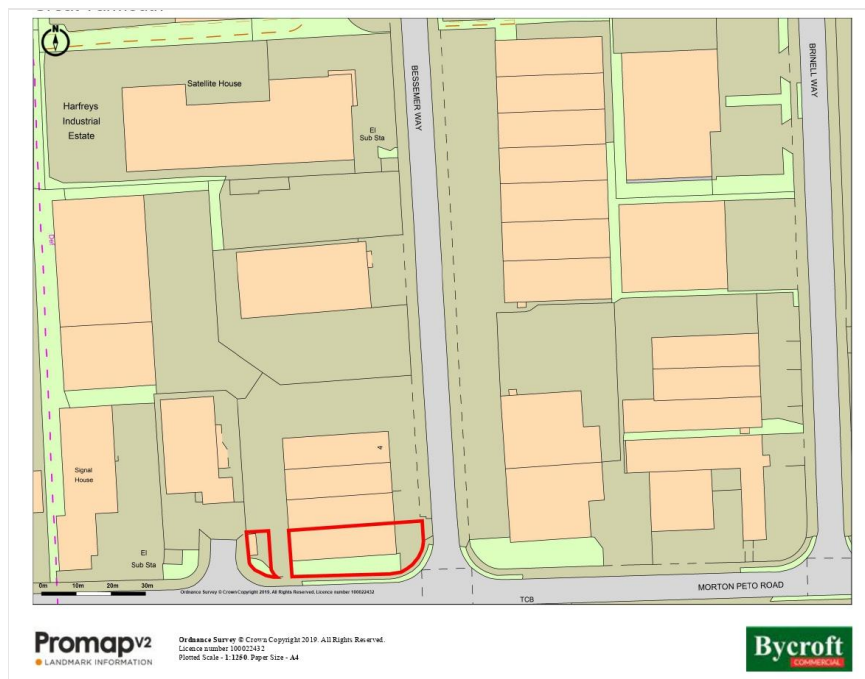
The property is assessed as Workshop and Premises with a rateable value of £13,250 with rates payable of £6,625.

LEGAL COSTS

Each party to pay their own legal costs.

VIEWINGS

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



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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