



Industrial / Trade Units with Large Yard

£60,000 pa Leasehold

Units 1 & 2 Boundary Rd, Harfreys Industrial Estate, Great Yarmouth, NR31 0LY

Occupying a prominent corner position, two useful industrial units with large yard in the centre of the popular and bustling Harfreys Industrial Estate close to the new third river crossing to the Great Yarmouth port area.

LOCATION

The property is prominently positioned on the corner of Boundary Road and Brinell Way in the heart of the popular trading estate, Harfreys Industrial Estate. Harfreys is popular with a variety of trade counter and engineering businesses and is positioned just off the A47 on the outskirts of Great Yarmouth and is now very close to the new third river crossing linking this area to the Great Yarmouth port area. Nearby occupiers include SIG Roofing, Hydramec Engineers, Camplings Laundry, Thermaglow Engineers, Aquazone Engineers and Rexel Trade Counter.

PROPERTY DESCRIPTION

The property comprises a steel portal framed industrial building with offices. The building occupies a prominent corner position with a concreted yard.

The unit has been split into two separate warehouse areas each with roller shutter door access leading to open plan storage areas with 4.94 min eaves height. There are areas of racking and mezzanine flooring installed.

There are two areas of offices; to the front of Unit 2 there is a two storey office providing cellular accommodation, toilets and kitchen; and to the side of Unit 1 there is a single storey office providing cellular accommodation again with toilets and kitchen.

Externally there is a concreted yard area to the front of the units providing plenty of car parking and circulation space. The site is bound by chain-link fencing on all sides with gated access.

SCHEDULE OF ACCOMMODATION

We have measured the property in accordance with the RICS code of measuring practice and the following gross internal floor areas are provided:

Unit 1

Offices	114.55 sq m	
Warehouse	174.92 sq m	
	289.47 sq m	(3,116 sq ft)

Unit 2

Warehouse area	438.78 sq m	
Two storey offices	129.36 sq m	
	568.14 sq m	(6,115 sq ft)

Total	857.61 sq m	(9,232 sq ft)
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SERVICES

We believe that mains water, drainage and electricity are connected to both units with separate services provided between Unit 1 and Unit 2. Gas is connected to Unit 1 only.

TERMS

New lease terms as follows:

Unit 1 - £20,000 pa Unit 2 - £40,000 pa

EPCs

Unit 1 – C Unit 2 - E

BUSINESS RATES

TBC

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