

## First Floor Office Accommodation

Ferry House, South Denes Rd, Gt Yarmouth, NR30 3PT

£25,000 pa Leasehold

EPC Rating C



## LOCATION

Strategically positioned within the port area of Great Yarmouth. Adjacent to the new third river crossing and outer harbour providing fast access to the A47, Great Yarmouth town centre and amenities close by. Nearby occupiers include ASCO, Perenco, Gall Thompson and wind farm company, Equinor.

## PROPERTY DESCRIPTION

First floor self-contained suite comprising of 12 offices of various sizes with toilet and kitchen facilities having a net area of approximately 330 sq m (3,560 sq ft). A reception is provided close to the lift and stairs access.

Heating is by way of wall mounted electric convector heaters. A lift serves all floors. A common reception facility is available at ground floor level. Parking is available at the front of the building and on the adjacent streets.

## SERVICES

Mains water, electricity and drainage.

## BUSINESS RATES

The premises is listed as Offices and Premises with a current Rateable Value of £18,250 with rates payable of approximately £9,125.

## TERMS

The first floor suite of offices is available on a minimum lease term of 3 years with rent reviews on each 3rd anniversary of the commencement date. The in-going tenant would be responsible for the payment of all outgoings and for internal maintenance and repairs.

£25,000 per annum plus VAT (excluding outgoings).

## SERVICE CHARGE

A service charge would be levied in respect of the costs incurred by the landlord pertaining to the external maintenance and repair of the building, lift maintenance, up-keep and repair of common areas, etc.

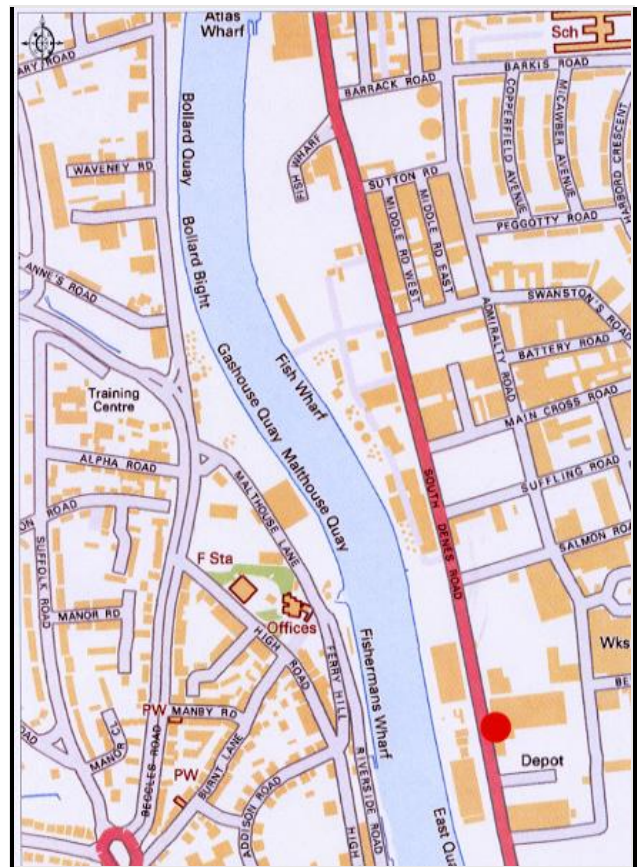
The service charge would be apportioned between the tenants based on square footage occupied. Approximately £500 per quarter.

## LEGAL COSTS

Tenant to be responsible for Landlord's reasonable legal costs.

## VIEWINGS

Strictly by appointment with the sole agents,  
BYCROFT COMMERCIAL: tel: 01 493 844489  
or email: [db@bycroftestateagents.co.uk](mailto: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 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