



**Self-Contained Workshop, Offices & Yard**  
3 Swanstons Road, Great Yarmouth, NR30 3NQ

**£35,000 pa Leasehold**  
EPC Rating E

**High quality industrial engineering workshop with offices and yard strategically positioned close to Great Yarmouth port and the new third river crossing and A47.**

## LOCATION

The property is located on Swanstons Road, an established commercial area located approximately one mile south of Great Yarmouth town centre. The outer and inner harbour are close by. Importantly the brand new third river crossing, Herring Bridge, which has just opened is close by providing essential access to the A47 to Norwich, Lowestoft and Ipswich.

The area provides an interesting mix of mainly industrial property with a range of businesses represented.

## PROPERTY DESCRIPTION

The property comprises a fully refurbished detached industrial unit of concrete portal frame construction providing a modern insulated clear span working environment. There is a glazed roof light to the middle of the unit and a glazed area above eaves height to the Swanstons Road frontage providing good natural light.

Internally the unit provides a smart open plan workshop area with a good quality concrete floor with shutter door access out to a front yard. There are smart internal offices, ancillary areas and toilets to the south side of the unit. A large mezzanine has been installed to the east side of the unit with fully fitted offices below and storage above.

The unit benefits from the following specification:

- Full height shutter loading door to yard area measuring 4m x 4m
- Good quality concrete floor
- Office and ancillary areas
- A mix of fluorescent and LED lighting
- 3 phase power supply
- Oil fired warm air blast heating to the main shop floor
- 4.24m (min) eaves height rising to 6.90m (max) eaves height in the centre of the unit.

Externally, there is a self-contained yard area to the north which provides car parking, storage and general circulation areas.

## SCHEDULE OF ACCOMMODATION

The following approximate gross internal floors areas are provided:

Main workshop	601.63 sq m	(6,476 sq ft)
Side offices and ancillary	98.19 sq m	(1,057 sq ft)
Mezzanine storage	146.05 sq m	(1,572 sq ft)
<b>Total</b>	<b>845.87 sq m</b>	<b>(9,105 sq ft)</b>
Site area	1,461.03 sq m	(0.36 acres)

## BUSINESS RATES

The property is assessed as 'Workshop and Premises' with a current Rateable Value of £22,750 pa.

## TERMS

The premises is available to rent on new lease terms 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.



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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 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