



Ground & First Floor Offices & Storage Yard
Boundary Road, Southtown, Great Yarmouth, NR31 0FB

£32,000 pa Leasehold
EPC Rating TBC

A useful storage and office solution very close to Great Yarmouth port and new Herring Bridge, adjacent to the A47.

LOCATION

This site is prominently and strategically positioned on the A47 adjacent to the new third river crossing in a commercial area of Great Yarmouth.

PROPERTY DESCRIPTION

The front office pod which is separately accessed together with storage yard space.

The ground floor provides a reception with three office areas off and corridor. Toilets to the rear and stairs leading to the first floor with a further four office areas, kitchen and further toilets.

Outside up to ten parking spaces can be provided.

SCHEDULE OF ACCOMMODATION

The offices provide the following approximate floor areas:

Ground floor	59.11 sq m (636 sq ft)
First floor	64.34 sq m (692 sq ft)

The large yard area measures approximately 0.6 acres of secure outside storage space.

AGENT'S NOTE

Further office space could be made available here if required.

SERVICES

Mains electric, water and drainage are supplied, together with insurance and external repairs. To be included in the office rental figure.

BUSINESS RATES

Need to be assessed.

TERMS

The office space and yard are available to rent either separately or as one unit as follows:

Office space = £20,000 pa (fully inclusive rent)

Yard space = £12,000 pa

VIEWINGS

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

