



**Workshop/Storage Unit, Close to Outer Harbour**  
ATR Building, South Denes Rd, Great Yarmouth, NR30 3QD

**£40,000 pa Leasehold**  
EPC Rating C



**A modern workshop/store unit with generous minimum eaves height providing good working areas and gantry crange. Access front and rear. Immediately adjacent to the Quay and deep water outer harbour. External lay down areas.**

## LOCATION

The property is positioned in the heart of the port area of Great Yarmouth which is positioned approximately two miles south of Great Yarmouth town centre at South Denes Road. The inner harbour is immediately adjacent and the outer harbour is close by. Importantly, the brand new third river crossing, Herring Bridge, is very close by providing excellent access to the A47 and onwards to Norwich, Lowestoft and Ipswich. The brand new Great Yarmouth Operations and Maintenance base is now under construction and will provide a fantastic hub for offshore energy including the traditional oil and gas and renewable energy.

## PROPERTY DESCRIPTION

This is a detached warehouse building of steel portal frame construction with insulated panelled elevations and roof.

Generous 5.2m min eaves height with high level gantry crane (crane in working order but not certified).

The unit benefits from a mixture of fluorescent, sodium powered and LED lighting, 3 phase power supply and oil fired blast heater.

Externally there is car parking to the front of the unit accessed via South Denes Road and further access via a one way system to the rear of the unit where there is a lay down area adjacent to the roller door with outside storage area. There is an unrestricted access, if required, to the immediately adjacent quay berth which can accommodate large offshore vessels (use via arrangement with Peel Ports).

## SCHEDULE OF ACCOMMODATION

We have measured the property in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice and the following gross internal floor areas are provided:

Ground floor warehouse - 612.57 sq m (6,594 sq ft)

## SERVICES

We believe that 3phase mains electricity is provided together with oil fired blast heating, mains water and drainage.

## BUSINESS RATES

The Unit needs to be reassessed.

## TERMS

A new lease is available for a period up to 31 December 2030 with a mutual break at 31 December 2027 and rent review. The quoting rent is £40,000 pa.

## VAT

VAT will be payable on the rent.

## VIEWINGS

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



14 Regent Street  
Great Yarmouth  
Norfolk  
NR30 1RN

www.bycroftestateagents.co.uk  
01493 844489  
db@bycroftestateagents.co.uk

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