

Workshop / Storage Unit

7 Bessemer Way, Great Yarmouth, NR31 0LX

£16,000 pa

EPC Rating C

LOCATION

The property is located on the Harfreys Business Estate which is adjacent to Great Yarmouth's western bypass, the A47. The estate offers a variety of units for varying businesses including Applied Satellite Technology, Dulux Decorator Centre, Screwfix and Howdens Kitchens.

PROPERTY DESCRIPTION

The property comprises a mid terrace unit of concrete portal frame construction with block infill walls under a pitched and insulated profile clad roof.

Inside the unit offers warehouse floor space and offices with storage over.

The main access to the unit is at the front with roller shutter doors with display glazing in front and pedestrian access.

Car parking is provided to the front.

SCHEDULE OF ACCOMMODATION

The unit floor area is as follows:

Ground floor	306.90 sq m	(3,304 sq ft)
First floor stores	<u>130.84 sq m</u>	<u>(1,408 sq ft)</u>
TOTAL	437.74 sq m	(4,712 sq ft)

AGENT'S NOTE

Unit 7 can be combined with Unit 8 to provide a total floor area of 1,050 sq m (11,312 sq ft).

SERVICES

Mains electric is provided together with water and drainage with a gas central heating system and a gas blast air heater in the warehouse.

BUSINESS RATES

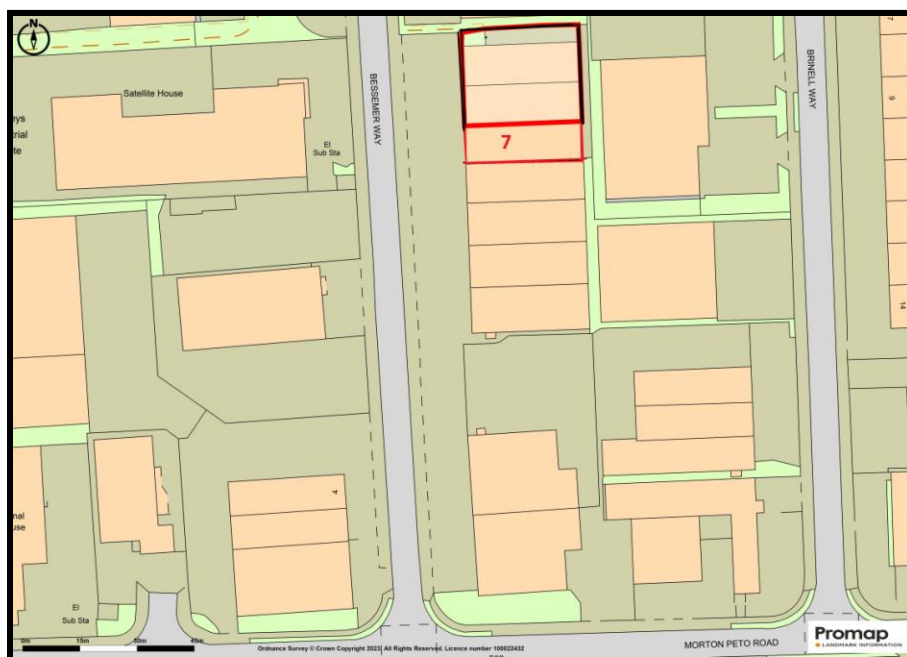
The unit needs to be reassessed.

TERMS

A new lease is available for a term to be agreed at a rent of £16,000 pa with rent incentives available to qualifying tenants.

VIEWINGS

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