

Leasehold Opportunity

£15,000pa

[www.paulhubbardonline.com/commercial](http://www.paulhubbardonline.com/commercial)



# KEYWORD HOUSE

Modern, first floor office space set on 8000+ sq ft site, situated on a popular industrial estate with excellent access to main and arterial roads.

Great Yarmouth, Norfolk.

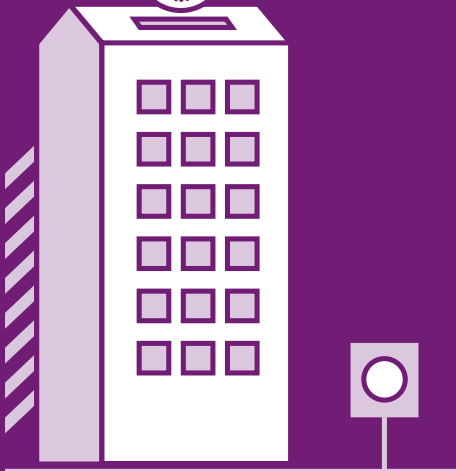
 01502 532 028

 [jack@paulhubbardonline.com](mailto:jack@paulhubbardonline.com)

**PAUL  
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COMMERCIAL



# INVESTMENT SUMMARY



- 1.** Fantastic opportunity to lease a spacious first floor office, situated in a prime industrial area of Great Yarmouth.
- 2.** Opportunity to purchase the freehold with sitting ground floor tenant for £325,000.
- 3.** Approximately 1069sq ft of office floorspace.
- 4.** Site measures in excess of 8000sq ft which is shared with another tenant.
- 5.** Fantastic location, with easy access to main and arterial roads such as A47 and A12.

# DESCRIPTION

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Paul Hubbard Commercial are proud to present an exciting opportunity to purchase a spacious, well-located and easily accessible office building on the Gapton Hall Industrial Estate, Great Yarmouth.

Gapton Hall Industrial Estate has become a local hub for businesses operating in industries such as oil and gas, renewable energy, mechanical and precision engineering and manufacturing to name a few.

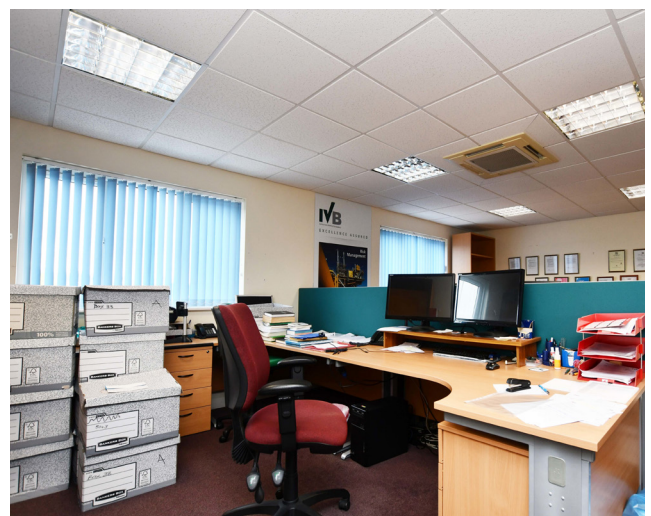
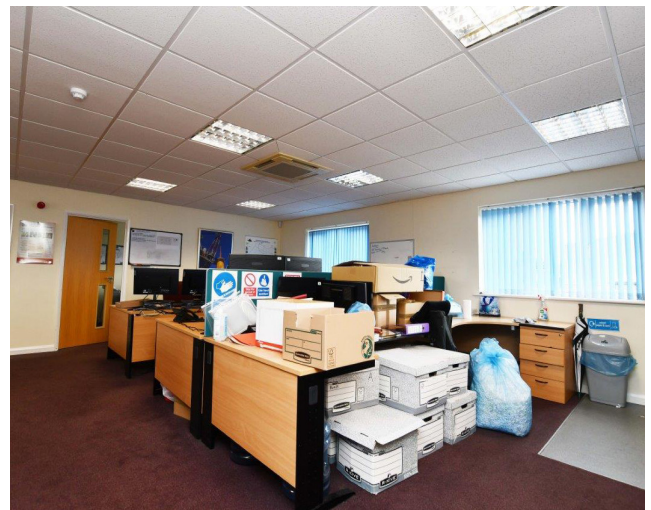
Due to its fantastic location and easy access to main roads such as the A12 and A47, this first floor office, measuring approximately 1069sq ft, is perfect for any business needing to travel around Norfolk and Suffolk on a regular basis.

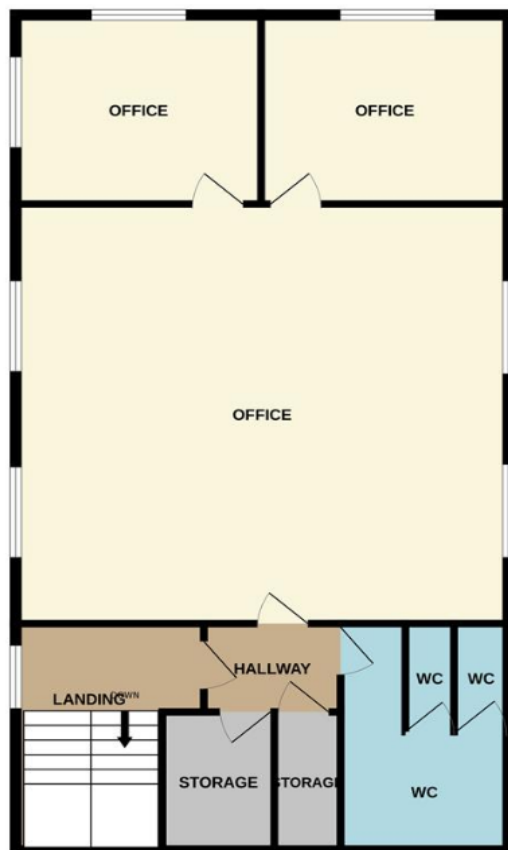
The site has a large amount of space to the rear of the office building which is currently used for car parking, so tenants would benefit from around 8-10 private parking spaces.

The building benefits from central heating, air conditioning, double glazing and disabled WC. The building is traditional cavity brick and block wall construction, and internally and externally in good decorative order.

The first floor will become vacant from May 1st and is available to rent for £15,000pa. The building is also available to purchase for £325,000 with the ground floor tenants in situ, however more information can be provided upon request.

For more information on the property, please get in touch on 01502 532028 or email [jack@paulhubbardonline.com](mailto:jack@paulhubbardonline.com).







Leasehold Opportunity

First Floor, Keyword House, Viking Road Ganton Hall Industrial Estate, Great Yarmouth



# RATES

Current rateable value

**TBC**

**For information on potential business rates relief or reductions, please contact Great Yarmouth Borough Council.**

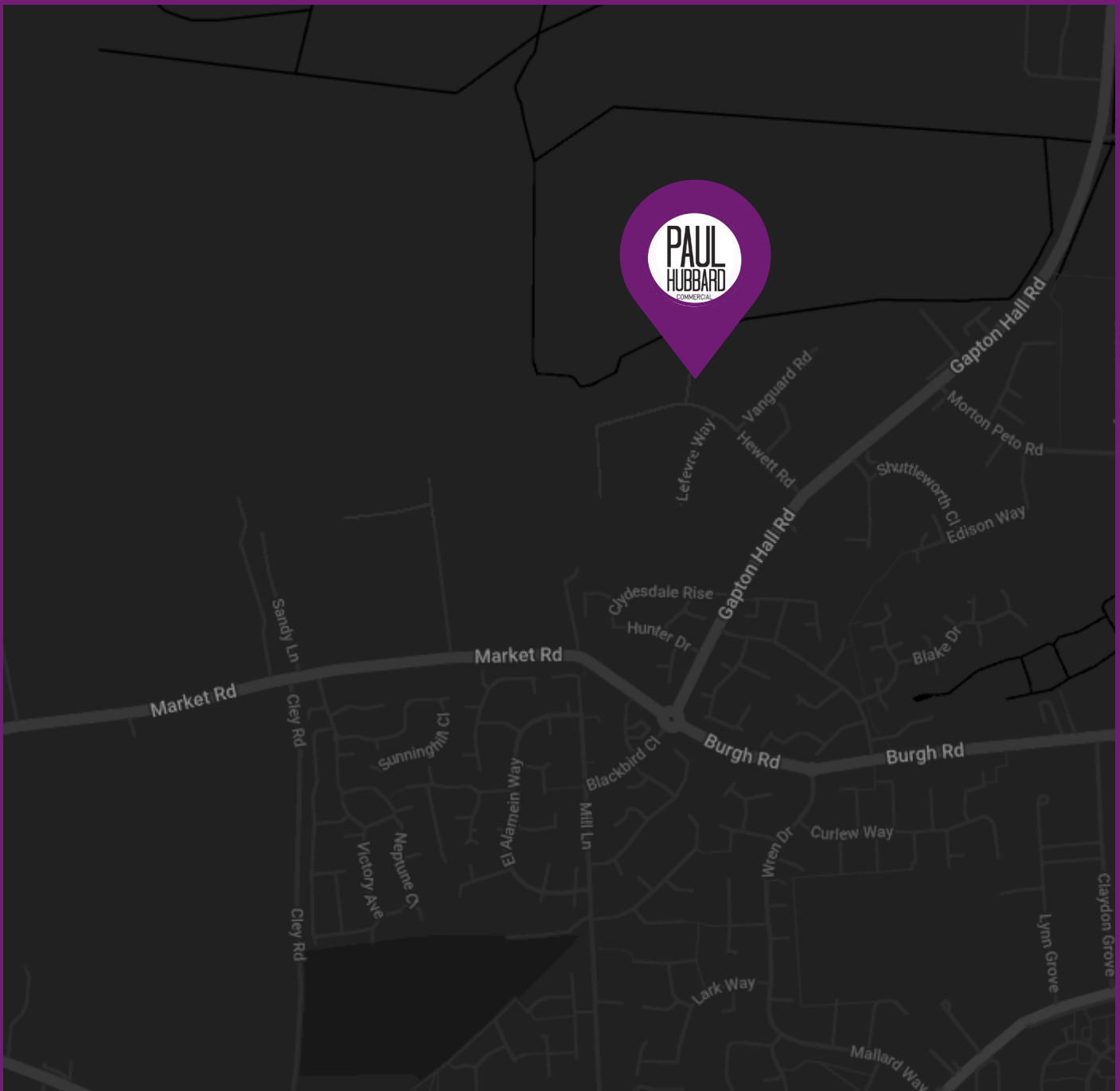


# LOCATION



**Keyword House, Viking Road  
Gapton Hall Industrial Estate, Great Yarmouth, Norfolk, NR31 0NU**

Discover this fantastic property situated in the sought-after town of Great Yarmouth, the UK's third most desirable seaside destination. With over 15 miles of sandy beaches and access to the highly coveted Norfolk Broads, this location is perfect for those seeking a coastal lifestyle. The town boasts a plethora of amenities, including excellent schools, supermarkets, shopping centres, pubs, restaurants, bars, cinema, swimming pool and theme parks, making it an ideal place to call home. With its own train and stations, Great Yarmouth offers easy access to the Cathedral City of Norwich, which is just a 30-minute drive away. Don't miss out on the chance to live in this fantastic location!



We are a well-established Commercial Estate Agency who look to offer a fresh approach within an exciting property market.

With a strong team of experienced professionals, Paul Hubbard Commercial is a one stop shop for Commercial Sales and Lettings, providing you with a bespoke service catered to your needs. The areas we cover include Lowestoft, the whole of the East coast, all the way to Norwich and anywhere in between!



## WHY CHOOSE US

We can source your buyer wherever in the world they may be. With our experienced team, we will provide you with the best blend of local and national advertising to make sure you not only sell quickly, but achieve the best possible price.

No marketing costs - You'll find that most commercial agents charge anything up to £1000 up front to produce all the necessary marketing material on your property.

No long, sole agency contract - We never tie anyone into these agreements, we offer a rolling contract so you will have peace of mind that we will strive to work hard at all times in order to sell your property. If you were to ever feel otherwise then you could leave at any point after providing us with a 2 week notice period.

Nationwide advertising - With the power of the internet, we can source your buyer wherever in the world they may be. Rightmove is the largest property portal in the country and we at Paul Hubbard Commercial also pay for additional coverage within that platform, as well as subscriptions to commercial and business specific property portals to ensure your property is advertised thoroughly, and to the right kind of people.

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## CONTACT



To arrange a viewing or for more information on the property please contact Jack Taylor at Paul Hubbard Commercial Ltd

01502 532 028

jack@paulhubbardonline.com

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