

New Lease Available :
Initial Rent £50,750 Per Annum + VAT

Open Plan Office Suite in an Iconic Grade 'A' Building



PART 3RD FLOOR
HAVENBRIDGE HOUSE
NORTH QUAY
GREAT YARMOUTH
NORFOLK NR30 1HZ

- Office suite 392m² (4,218 ft²)
- Third floor
- Open plan office available once fitout completed
- Lift service, comfort cooling and car parking
- Each floor and lifts are DDA compliant
- Superb fibre IT connections

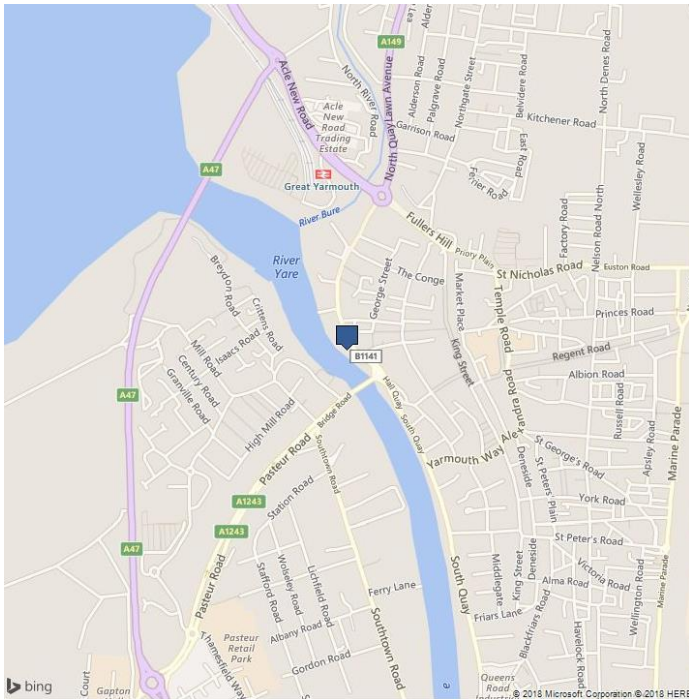


01493 853 853
info@eastcommercial.co.uk

First Floor
21 Hall Quay
Great Yarmouth
Norfolk NR30 1HN

Location

Great Yarmouth has a resident population of 93,400 which swells considerably during the holiday season. The town is also the centre of a significant tourist area with the well known Norfolk Broads National Park located nearby. Great Yarmouth is a major East Coast town with a strong manufacturing and warehousing base together with a busy sea port serving the hi-tech offshore gas, oil and wind farm sectors. The area has been enhanced in recent years by a steady programme of road improvements which have provided an improved road link to London, the industrial centres of the Midlands and the North. A new deep water outer harbour has recently been completed and with third river crossing currently under construction.



Description

An iconic Great Yarmouth landmark building offering DDA compliant, modern, large, comfort cooled offices. Other occupiers in the building include: Shell, Petrofac, Bilfinger, Norfolk County Council and NHS. The building is close to the heart of the town, shopping centre, railway station and all amenities. The offices all have great all round views of the town, Norfolk Broads and the coastline.

Situated on the third floor and being the south half suite. Open plan offices which measure 392m² (4,218 sq ft).

Accommodation

| | | |
|------------------------|---------------------|------------------|
| Open Plan Office Suite | 4,218 sq. ft | 392 sq. m |
| Total | 4,218 Sq. Ft | 392 Sq. M |

Tenure

Leasehold.

Terms

For a term to be agreed at an initial rent of £50,750 per annum plus VAT. A service charge will be applicable for the common area maintenance and management costs of the building.

Possession

Vacant possession on completion of a new lease.

Energy Performance Certificate (EPC)

The Property has an Energy Performance Rating of "41" (Rating B). The Certificate and Recommendation Report are available upon request.

Planning/Use

Offices – E Class.

Rating Assessment

| | |
|----------------|--|
| Rateable Value | To be assessed upon completion of fitout works |
| Rates Payable | Estimated will be approximately £13,350 pa |

VAT - VAT will be applicable to the rent.

Legal Costs

Both parties will be responsible for their own legal costs.

Viewing and Further Information:
Strictly by prior appointment with the sole agents:
 Hamish Duncan BLE (Hons) - Agency Director
 Mike Younger FRICS - Director
 Sharon Bray, Laura Driver – Administration
 Sonny Driver – Assistant Surveyor

www.eastcommercial.co.uk

Consumer Protection from Unfair Trading Regulations 2008 (CPR)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included.

Disclaimer

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