

New Lease Available :
Initial Rent £14,000 Per Annum

Warehouse / Workshop - To Let



UNIT 6 ENTERPRISE PARK
SUFFOLK ROAD
SOUTHTOWN
GREAT YARMOUTH
NR31 0ER

- 237.58 sq m (2,557 sq ft)
- Two offices and WC facilities
- Eaves height 5.2m (17')
- New lease available
- Good access
- Close to new River Crossing



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info@eastcommercial.co.uk

First Floor
21 Hall Quay
Great Yarmouth
Norfolk NR30 1HN

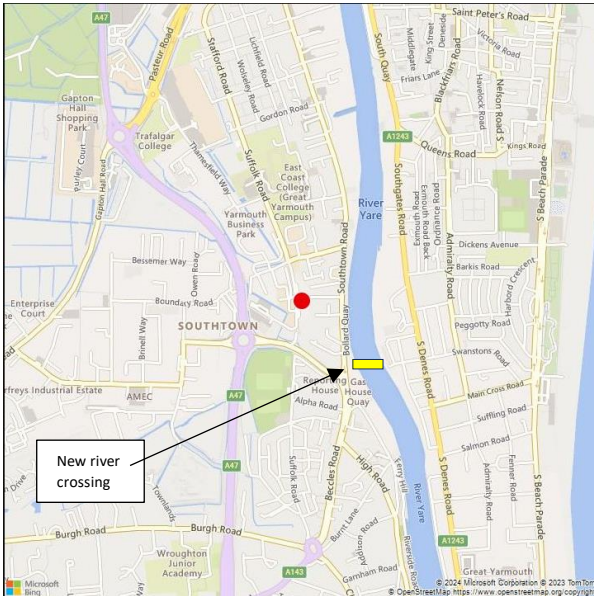
Unit 6 Enterprise Park, Suffolk Road, Great Yarmouth, Norfolk NR31 0ER

Location

Great Yarmouth has a residential population of 93,400 and a population of 205,000 within half an hour travelling time. The town is the third largest UK seaside destination and it also adjoins the well known Norfolk Broads National Park.

Great Yarmouth is a major employment area with a strong manufacturing and warehousing base and a busy seaport with deep water outer harbour serving the offshore oil and gas industry.

The area has been enhanced in recent years by a steady programme of road improvements which have provided a vastly improved road link to London, the industrial centres of the Midlands and the North. A new deep water outer harbour and a third river crossing is now open.



Description

A well proportioned warehouse / workshop unit. Measuring 237.58 m² (2,557 sq ft) with offices on ground and first floor and WC facilities. Access via roller shutter 3.2m wide x 3.9m high. Height to underside of eaves 5.2m (17').

Accommodation

Workshop	2,040 sq. ft	189.52 sq. m
Ground floor office	180 sq. ft	16.76 sq. m
First floor office	337 sq. ft	31.30 sq. m
Total	2,557 Sq. Ft	237.58 Sq. M

Energy Performance Certificate (EPC)

The Unit has been assessed and given a Rating of C-75 which is valid to 03 June 2033. Further details available from the agent.

Tenure

Leasehold

Terms

A new lease is available on tenant's full maintaining and insuring terms.

Possession

Vacant possession upon completion of a new lease.

Services

Mains water, electricity and drainage are connected to the property. Gas is understood to be available.

Planning/Use

E - Commercial, Business and Service.

Rating Assessment

Rateable Value	£9,000
Rates Payable	Approx. £4,491

An occupier may be eligible for 100% Business Rates relief subject to successful application to Great Yarmouth Borough Council.

VAT

VAT will not 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:

Robin Neve B.Sc. MRICS
Consultant Surveyor

Hamish Duncan BLE (Hons) - Agency Director
Mike Younger FRICS - Director
Sharon Bray, Laura Driver – Administration
Sonny Ling – 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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