

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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First Floor
21 Hall Quay
Great Yarmouth
Norfolk NR30 1HN

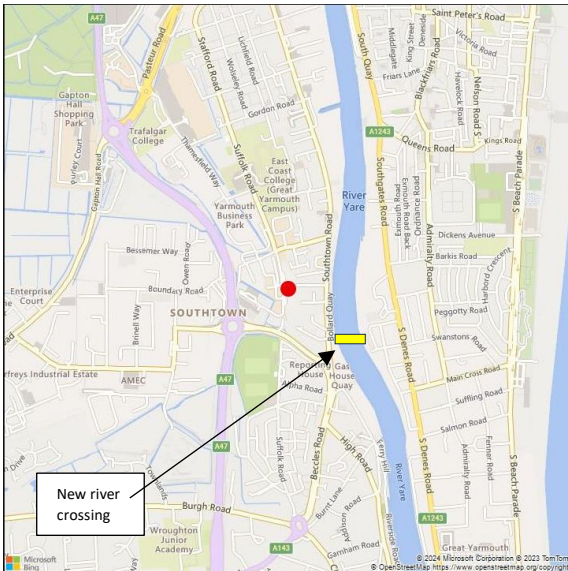
Unit 6 Enterprise Park, Suffolk Road, Great Yarmouth, Norfolk NR31 0ER

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 are now open.



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.

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.

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. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. East Surveyors Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are traveling some distance please check with East Surveyors Ltd on the issue of availability prior to traveling. 5. East Surveyors Ltd and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. East Surveyors Ltd. Please note: Messrs. East Surveyors Ltd for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. East Surveyors Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are traveling some distance please check with East Surveyors Ltd on the issue of availability prior to traveling. 5. East Surveyors Ltd and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

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

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