

New Lease Available :
Initial Rent £300.00 Per Month + Service Charge

Serviced Office - To Let



OFFICE UNIT 1A
MILLENNIUM HOUSE
GAPTON HALL ROAD
GREAT YARMOUTH
NORFOLK NR31 0NL

- Open plan 16.87 sq m (182 sq ft)
- Easy access into the building
- Two allocated parking spaces
- Shared reception, kitchen and toilets



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First Floor
21 Hall Quay
Great Yarmouth
Norfolk NR30 1HN

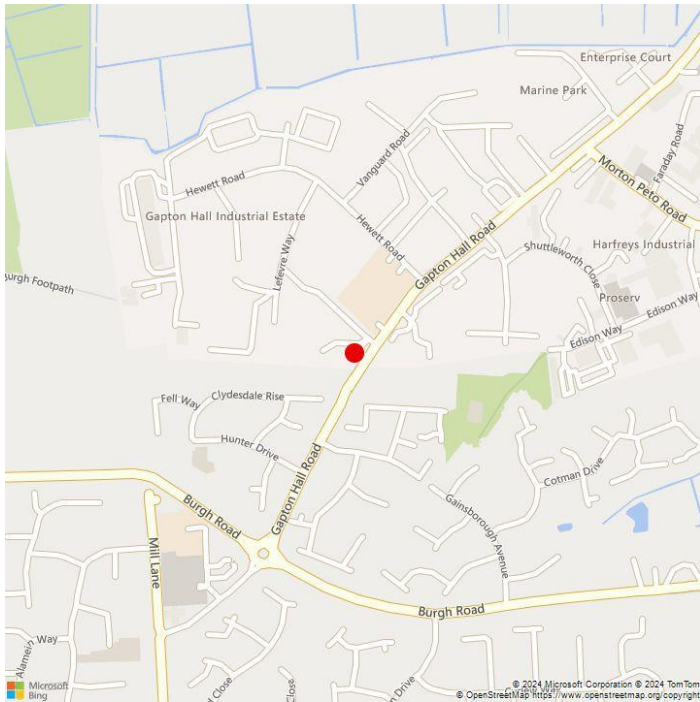
Location

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 third river crossing (Herring Bridge) has now been completed.

Located on the edge of Gapton Hall Industrial Estate.



Description

Ground floor serviced open plan office approximately 16.87m² (182 sq ft) in a block of 6 with a large car park to the front. Shared reception, kitchen and toilets.

Accommodation

Open plan office	16.87 sq. m	182 sq. ft
Shared Reception, Kitchen & Toilets		
Total	16.87 Sq. M	182 Sq. Ft

Energy Performance Certificate (EPC)

The Property has an Energy Performance Rating of "B" (Rating 46). The Certificate and Recommendation Report are available upon request.

Tenure

Leasehold.

Terms

New lease on tenant's full internal repairing terms at an initial rent of £300 per month plus service charge.

Possession

Vacant possession upon completion of a new lease.

Services

Mains water, electricity and drainage are connected to the property.

Planning/Use

Class E - Commercial, Business and Service

Rating Assessment

Rateable Value	£2,650
Rates Payable	£1,596.80

An occupier maybe 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

Tenant to be liable for Landlord's legal costs in drafting and completing the new Lease.

Viewing and Further Information:
Strictly by prior appointment with the sole agents:
Robin Neve BSc MRICS - Consultant
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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