

New Leases Available :

Office Suites £2,500 to £4,000 per annum plus VAT

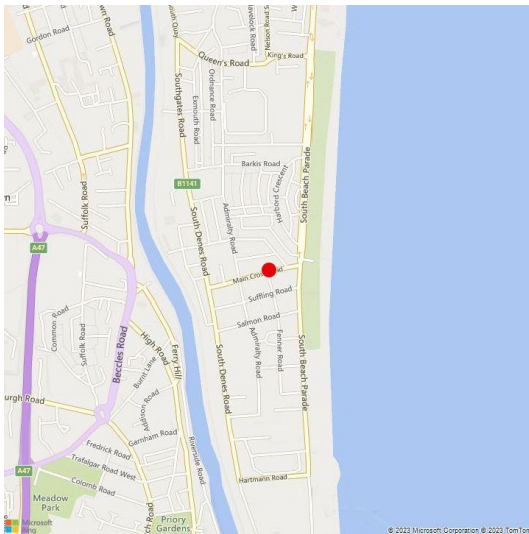
Offices, The Courtyard, Main Cross Road, Great Yarmouth, Norfolk NR30 3NZ



**- To Let -**  
**Office Suites**

- First floor office suites available
- 24.4m<sup>2</sup> / 263 sq ft to  
35.0m<sup>2</sup> / 377 sq ft
- WC and kitchen / tea point facilities

# Offices, The Courtyard, Main Cross Road, Great Yarmouth, Norfolk NR30 3NZ



## Location

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 property is situated within the South Denes Industrial Area and occupiers in the immediate area are involved predominately in the offshore and renewable energy sector and include Seajacks and Halliburton.

The property is close to Nelson's Monument, Great Yarmouth Power Station and the Pleasure Beach. A new Premier Inn and restaurant were completed in June 2019 and £26 million Marina Centre opened in 2022.

A third river crossing has been completed which links South Denes to the A47 (runs from Birmingham to Lowestoft).

## Description

The Courtyard comprises a pair of three storey brick built buildings around a central courtyard.

The front building is occupied by Lacons on the ground floor with office suites on the two floors above.

The rear building is occupied by Lacons Brewery on the ground floor and has offices and apartments above.

## Accommodation & Rents

Two separate studio offices to let:-

Suite 2A - 24.4 sq m / 263 sq ft - £2,500 per annum plus VAT with shared kitchen and WC facilities.

Studio 2 (first floor) – 35.0 sq m / 277 sq ft - £4,000 per annum plus VAT with tea point and WC facilities.

## Services

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

## Tenure

Leasehold.

## Terms

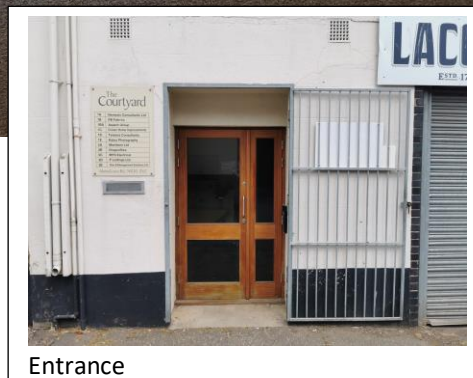
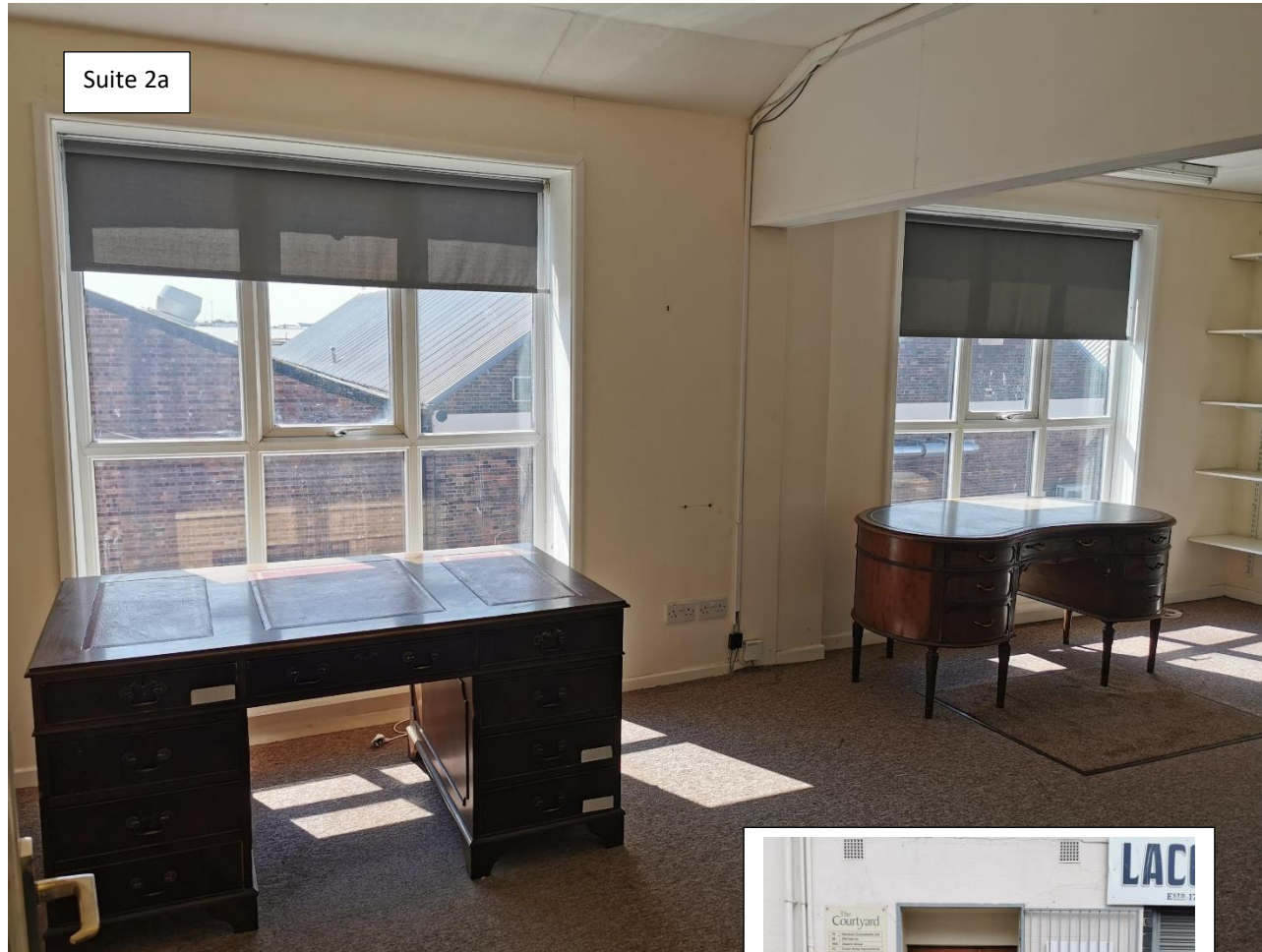
New lease on tenant's maintaining and insuring terms per annum exclusive.

## Possession

Vacant possession upon completion of a new lease agreement.



# Offices, The Courtyard, Main Cross Road, Great Yarmouth, Norfolk NR30 3NZ



Entrance

## Planning

Offices (Class E - Commercial, Business and Service).

## Service Charge

A service charge of £75 + VAT/quarter is payable as contribution towards the costs of buildings insurance, water and drainage and waste disposal.

## Business Rates

Rateable Values are as follows:-

Suite 2A - £1,075      Studio 2 (FF) – to be re-assessed.

An occupier maybe eligible for 100% business rates relief subject to successful application to Great Yarmouth Borough Council.

## EPC

The Property has an Energy Performance Rating of "D". The Certificate and Recommendation Report are available upon request.

## VAT

VAT will be applicable to the rent and service charge.

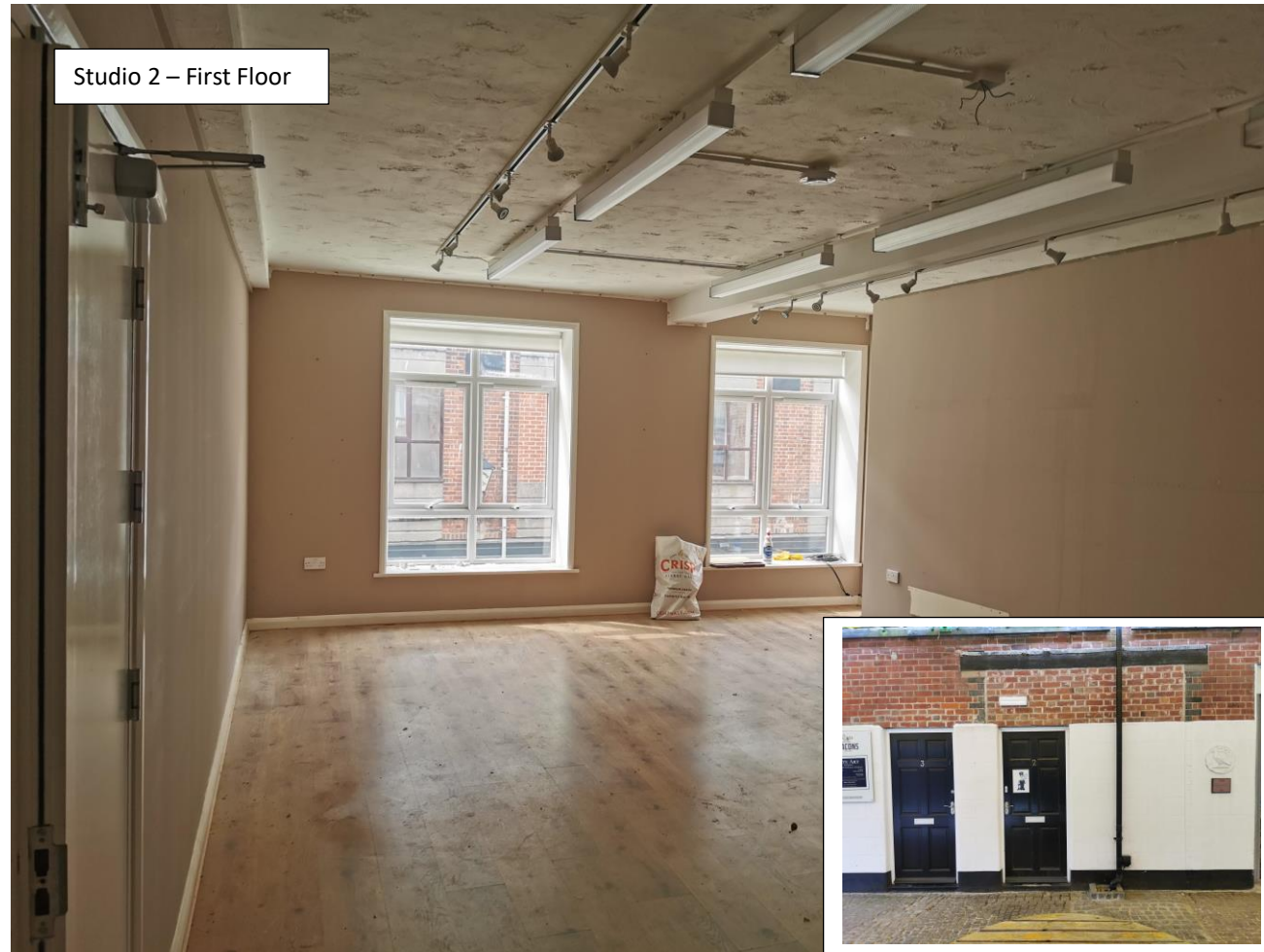
## Legal Costs

A short form of a Lease Agreement will be used.

## Anti-Money Laundering

In accordance with the latest Anti-Money Laundering Legislation, the prospective tenant will be required to provide proof of identity, address and funds to the letting agents prior to letting.

# Offices, The Courtyard, Main Cross Road, Great Yarmouth, Norfolk NR30 3NZ



Studio 2 – First Floor



Entrance

## Agent Details

For further details please contact:

## Hamish Duncan

01493 853853

hamish.duncan@eastcommercial.co.uk

[www.eastcommercial.co.uk](http://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

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.

info@eastcommercial.co.uk  
Tel: 01493 853853



First Floor  
21 Hall Quay  
Great Yarmouth  
Norfolk NR30 1HN