

New Lease Available :  
Initial Rent £12,000 Per Annum

## Quality Modern First Floor Offices - To Let



FIRST FLOOR OFFICES  
BURE MARINE  
BREYDON ROAD  
GREAT YARMOUTH  
NORFOLK NR31 0AJ

- 124 sq m (1,333 sq ft) offices
- Flexible lease terms
- First floor offices
- Car parking
- Close to the town centre



01493 853 853  
info@eastcommercial.co.uk

Star & Garter House  
Row 57  
Off Hall Quay  
Great Yarmouth  
Norfolk NR30 1HS

# First Floor Offices, Bure Marine, Breydon Road, Great Yarmouth, Norfolk NR31 0AJ

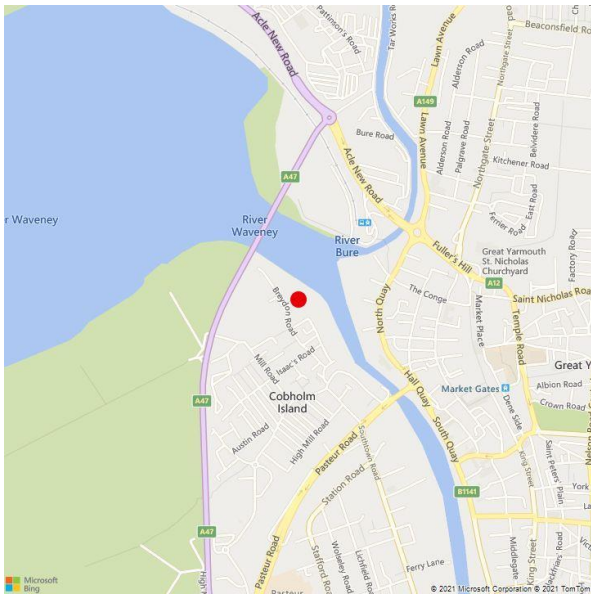
## Location

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 is now completed and a third river crossing is currently under construction.

The property is accessed through Cobholm from Pasteur Road / Southtown Road junction.



## Description

Modern office building with views over the River Yare with an approximate net internal floor area of 124 sq m (1,333 sq ft).

The offices are arranged at first floor level with ground floor access to the front of the building and via a reception area. Comprising of three well proportioned offices off a corridor. Staff kitchenette & WC facilities are located on the same level.

Three car parking spaces to the side of the property are to be included within the lease.

### 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.

## Accommodation

First Floor Offices x 3	124 sq. m	1,334 sq. ft
<b>Total</b>	<b>124 Sq. M</b>	<b>1334 Sq. Ft</b>

## Tenure

A new lease is available for a term to be agreed on tenant's internal repairing and insuring terms. Initial rent of £12,000 per annum, exclusive of all outgoings.

## Service Charge

On a pro rata basis to be charged for electricity, water, oil consumption, security alarms, car park and maintenance of the shared areas within the accommodation.

## Energy Performance Certificate (EPC)

The Property has an Energy Performance Rating of "C" (Rating 70). The Certificate and Recommendation Report are available upon request.

## Services

Mains water, electricity and drainage are connected to the property. The property has oil fired central heating to a radiator system.

## Possession

Vacant possession upon completion of a new lease.

## Planning/Use

Offices

## Rating Assessment

Rateable Value £8,300. Rates Payable £4,141.70.

An occupier could be eligible for 100% rates relief upon successful application to Great Yarmouth Borough Council Business Rates Department 01493 856100.

## VAT

VAT will not be applicable to the rent.

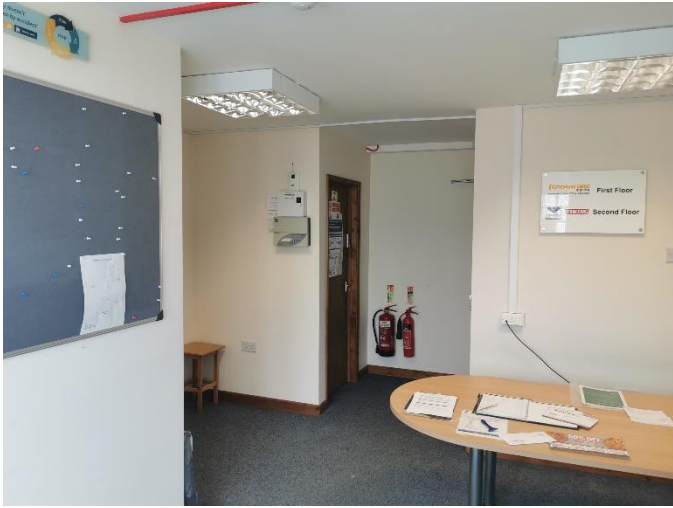
## Legal Costs

Each party to be responsible for their own legal costs.

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

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





Ground floor reception



Main office



Office



Meeting room / office



View from office



Car park – 3 spaces to be allocated