

## Unit To Let – Hopton Timber Estate

Located on a light industrial estate on the outskirts of Hopton-on-Sea, between Gorleston and Lowestoft, with easy access to the A47. The estate is home to a variety of established businesses and provides an excellent opportunity for anyone seeking workspace, storage, or light industrial premises.

The unit extends to approximately 80 sq m and benefits from a roller shutter door, personal access door, concrete flooring, lighting, power, and its own WC facilities.

The site offers a practical and secure working environment suitable for a range of business uses. The estate is well positioned for easy access throughout the local area and is popular with both local and regional occupiers.

**Please note:** Vehicle repairs, garages, and similar automotive uses are **not** permitted.

Viewing strictly by appointment only.  
For further information or to arrange a viewing, please contact our office on 01502 446000.



---

**Access from the A47**

---

**Would suit a number of uses**

---

**Secure Light Industrial Site**

---

**Located on the outskirts of  
Hopton**

---

**Each unit measuring  
approximately 80 sq m**

---

**Roller Shutter doors & own WC**



## Fees Payable

### **Building Insurance**

£14.99 payable monthly in line with rental payment.

### **Site Fee**

£7.00 per month, payable alongside the rental payment where applicable to the property.

### **Administration Fee**

Ranging from £72 to £360 (Inc. VAT) dependent on the property and tenancy requirements

### **Compliance Fee**

£30.00 payable to a third-party compliance provider for identity verification and Anti-Money Laundering (AML) checks.

## **Monthly Rental:**

£680 PCM  
Inc. VAT

**Deposit: £680**

**Unit 35 Hall Road  
Great Yarmouth  
Norfolk  
NR31 9AX**

**If you wish to view the property or require any further information, please contact us by one of the following options:**

**Telephone: 01502 446000**

**E-mail: [info@steelandco.co.uk](mailto:info@steelandco.co.uk)**

**You can find us at:**

**Steel and Co  
92 High Street  
Lowestoft  
Suffolk  
NR32 1XW**

Steel and Co do not guarantee the accuracy of these particulars, dimensions, permission for use or references to condition which are for the guidance of prospective tenants or purchasers and do not constitute the whole or part of an offer. Prospective tenants or purchasers must satisfy themselves as to the suitability of the premises and conduct their own due diligence. Application fees may apply.