

Helping you Achieve your Commercial Property Goals

Workshop / Storage Unit To Let – Hopton Timber Estate

Situated on the established Hopton Timber Estate, this workshop/storage unit occupies a convenient location on the outskirts of Hopton-on-Sea, between Gorleston and Lowestoft, with excellent access to the A47.

The estate is home to a range of well-established businesses, making it an ideal base for a variety of commercial occupiers.

The unit offers practical and versatile accommodation, benefiting from a roller shutter door, concrete flooring, lighting, and power. It provides a secure and functional workspace, suitable for storage, workshop, and a range of light industrial uses.

Its excellent location offers easy access throughout the local area, making it a popular choice for both local and regional businesses seeking well-positioned commercial premises.

Please note that vehicle repairs, garages, MOT centres, and other automotive-related uses are not permitted on the estate.

Gated Industrial site

Brick built unit

Roller door

Light and Power

Close to Gorleston & Lowestoft

Just off A47





**Monthly Rental:
£600 Inc. VAT**

**Deposit:
£600**

Fees Payable

Building Insurance

£19.99 - this fee is payable monthly alongside the rental payment and is subject to change in line with annual renewal.

Administration Fee

£360 (Inc. VAT)

Compliance Fee

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

**Unit 4E 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

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.