



14 Regent Street
Great Yarmouth
Norfolk
NR30 1RN

www.charlesbycroft.co.uk
01493 844489
db@charlesbycroft.co.uk

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Detached High Quality Industrial and Office Premises £40,000 pa
Langley House Hewett Road, Great Yarmouth, NR31 0NN EPC Rating TBC

Good quality business unit. Significant rent free incentives available.

LOCATION

This property is positioned on Hewett Road, within the Gapton Hall Industrial Estate close to the A12 Great Yarmouth bypass approximately 0.5miles to the east. Great Yarmouth town centre is approximately 1.5 miles to the east. The property benefits from a prominent roadside position. The immediate surrounding area is an established business/industrial estate. It is considered to be the most modern of Great Yarmouth industrial areas. Surrounding occupiers include many industrial businesses relating to the offshore energy sector such as Johnson Controls, Seacon, Armultra and general office based businesses such as TMS Media.

PROPERTY DESCRIPTION

The property comprises a smartly presented and constructed modern detached industrial workshop building with ancillary offices all within a self contained site.

The unit is of steel portal frame construction with brick and block elevations to 2m height and profile sheet cladding above. There is a pitched insulated profile sheet clad roof. Internally the unit provides a workshop floor with electric roller shutter door access from the side and rear. The floor is a power floated concrete floor which has been painted, lighting is via sodium power light fittings and heating is via suspended gas bar radiant heaters. The workshop area has an minimum eaves height of 6m (19ft)

Offices have been installed at ground and first floor level and are built to a good standard. A smart ground floor reception area leads to toilets and kitchen facilities with a 4 offices to the rear. The first floor, accessed via stairs provides 4 areas of open plan offices and a server room. The second floor has been boarded out to provide lightweight archive storage. The specification includes:

- Carpeting/tiles
- Gas central heating system
- Air conditioning in most areas
- Acoustic tiled ceilings with inset fluorescent lighting Category 2
- Ancillary kitchen, canteen and toilet areas

There is limited yard and site circulation around this unit. To the front there is car parking for approximately 10 cars. Rear access is shared with a neighbouring property.

SCHEDULE OF ACCOMMODATION

We have measured the property in accordance with the RICS Code of Measuring Practice. We have adopted gross internal floor areas for the workshop accommodation and net internal ancillary offices areas.

Workshop	382.83 sq m	4120 sq ft
Ground Floor Offices	147.25 sq m	1585 sq ft
First Floor Offices	167.46 sq m	1802 sq ft
First Floor Offices Workshop	64.10 sq m	690 sq ft
Second Floor Archive Store	95.14 sq m	1024 sq ft
Total	856.78 sq m	9223 sq ft
Site Area	0136 Ha	0.34 Acres

SERVICES

Mains water, drainage, electricity and gas supplies are connected. Heating is by way of gas fired radiant heating to the warehouse/production area and a combination of gas fired central heating and air conditioning to the office and staff areas.

LEASE

A new lease is available on tenant's full repairing and insuring term to be agreed.

TERMS

Rent: £40,000 per annum plus VAT, payable quarterly in advance. SUBJECT TO CONTRACT

LEGAL COSTS

Each party to bear their own legal fees.

VIEWING

Strictly by appointment with the selling agents BYCROFT COMMERCIAL. Tel. 01493 844489

