

HOWARDS

COMMERCIAL



Unit 10 Sinclair Court Gapton Hall Ind. Estate Great Yarmouth Norfolk NR31 0NH

- Light industrial unit 209 sq.m. (2,250 sq.ft.)
- Modern workshop/warehouse and office unit
- Car parking/loading area to the front
- Available 1st February 2017

NEW LEASE AVAILABLE



Location

The unit is situated at Sinclair Court, an estate of similar size/quality units in a cul-de-sac off Faraday Road, which is accessed from Morton Peto Road.

Morton Peto Road is the main estate road to link the Gapton Hall and Harfreys Industrial Estates which are situated to the west of Great Yarmouth.

Description

The unit is a prominent end of terrace and comprises of a useful mix of workshop/warehouse and office space with forecourt yard/parking area.

With an eaves height of approximately 4.25m (14') and roller shutter access (4.0m high x 3.0m wide) the unit incorporates a manager's office, kitchenette, staff welfare facilities and with mezzanine office and stores over.

Services

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

Tenure

The unit is available to let on tenant's full repairing and insuring terms.

Terms

£10,000 per annum.

SUBJECT TO CONTRACT

Accommodation

All measurements are approximate only and are stated on a gross internal floor area basis.

	<i>sq.m</i>	<i>sq. ft.</i>
Ground floor	152.1	1,637
Mezzanine areas	57.0	613
Total	209.1	2,250

Energy Performance Certificate

An EPC has been ordered. Further details available upon request.

VAT

VAT will not be payable as an addition to the rent.

Business Rates

The property currently forms part of a larger assessment with adjoining properties and which will be split upon completion of a lease.

Legal Fees

Each party to bear their own legal fees.

Viewing

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

Telephone: 01493 331118

E-mail: hamish.duncan@howards.co.uk

Website

For further information regarding Howards Commercial, or to access details of all properties currently available, please visit our website at www.howards.co.uk.

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