



**High Quality Business Unit**

Unit 4 Blackfriars Court, Great Yarmouth, NR31 7RQ

**Price £375,000 Freehold**

EPC Rating TBC

## LOCATION

The property is positioned within the Blackfriars Court development of high quality business units on Excalibur Road in the heart of Beacon Park on the outskirts of Great Yarmouth.

Beacon Park is a prestigious business location home to a number of high profile engineering businesses including Specialised Management Services, Pro-Serv, Probe Oil Tools and CIS, Nov Hydra Rig, Elmdale, Pentagon Freight and Gee Force Products.

Beacon Park provides fast and easy access to the both the A47 and the A146. Great Yarmouth town centre is close and deep water port facilities provided therein

## PROPERTY DESCRIPTION

An end terraced steel portal frame business unit finished to a high specification and completed in 2011. This unit has been fitted out with additional offices constructed at ground and first floor level whilst still leaving a good size warehouse. The specification includes the following:

Warehouse - sealed concrete floor, auto lighting, 3 phase power, 6.64m min eaves height, full electric door.

Offices - reception area, carpeting, comfort cooling and heating, IT cabling and server, toilets including disabled, kitchens x 2, Volcal Vale intruder alarm, Flame Skill fire alarm system.

Externally there is a forecourt and parking for up to 7 vehicles. Further car parking is available on the estate roads.

## SCHEDULE OF ACCOMMOATION

The warehouse is 202.63 sq m (2081 sq ft).

Ground Floor Offices 141.02 sq m (1518 sq ft)

First Floor Offices 132.28 sq m (1424 sq ft)

**Total 475,9 sq m (5123 sq ft)**

## SERVICES

We believe that mains electricity, water and drainage are connected to the property.

A service charge is payable in respect of common areas including the Blackfriars Court and also the Beacon Park as a whole. Please contact the agent for details on these charges.

## TERMS

The Freehold is £375,000 alternatively a lease would be entered into at a price of £35,000 pa.

## BUSINESS RATES

The property is currently assessed with a rateable value of £33,000. Therefore a rateable value of approximately £16,500 will be payable.

## AGENTS NOTE

**Importantly the property is within an Enterprise Zone and companies moving into the premises by 31<sup>st</sup> March 2018 will benefit from 5 years rates relief subject to eligibility.**

## VIEWING

Strictly by appointment with Bycroft Commercial - contact Daniel Bycroft 01493 844489 - Email [db@charlesbycroft.co.uk](mailto:db@charlesbycroft.co.uk)