



## Workshop & Offices

Signal House Morton Peto Road Great Yarmouth, NR31 0LT

£425,000 Freehold

£40,000 pa Leasehold

## LOCATION

The property is prominently positioned on Morton Peto Road the main route through Harfreys Industrial Estate. Harfreys is a popular and bustling industrial/trade counter area positioned just off the A47 on the outskirts of Great Yarmouth. Nearby occupiers here include Moughton Engineering Limited and Metnor Great Yarmouth Limited, offshore service providers Pro Serv and Scantec and trade counter operators Crown Paints and Motofacts.

## DESCRIPTION

The property is a detached workshop building of steel portal frame construction with part brick and part steel clad elevations. There is an office extension to the front of the property which includes the main reception. Internally a series of cellular offices are provided together with toilet and kitchen facilities. The workshop is provided to the rear of the premises and benefits from a concrete floor, a mix of sodium power and fluorescent lighting, 3 phase power supply and a minimum eaves height of 5.03 m. There is an area of a mezzanine floor and roller shutter door provides access to an external yard. A fire detection system and intruder alarm system, gas reznor workshop heating and electric storage heaters to the offices are provided.

## SERVICES

The property has mains 3 phase electricity, mains gas, water and drainage are connected to this unit.

## SCHEDULE OF ACCOMMODATION

We have measured the property in accordance with RICS Code of Measuring Practice and the following gross internal areas are provided:-

Ground Floor Offices	356.93 sq m	(3,842 sq ft)
Workshop	233.16 sq m	(2,510 sq ft)
Mezzanine Floor	72.68 sq m	(782 sq ft)
First Floor Offices	255.73 sq m	(2753 sq ft)
<b>Total</b>	<b>928.50 sq m</b>	<b>(9,887 sq ft)</b>

## TERMS

The property is available Freehold at a Guide Price of £425,000. Alternatively a new lease is available at £40,000 pa.

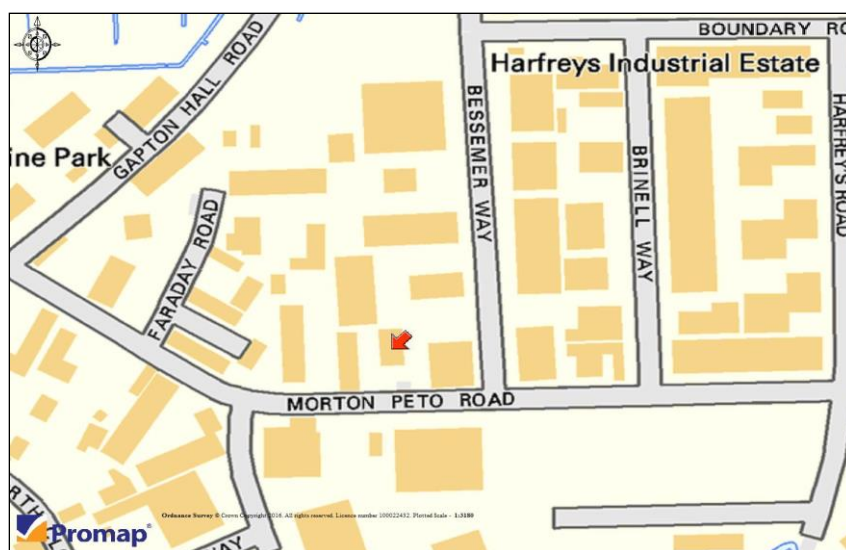
## BUSINESS RATES

The property is assessed as "warehouse and premises" with a Rateable Value of £48,250. The rates payable for 2018 will be approximately £24,125.

## EPC Rating - E

## VIEWING

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



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements