

Da Vinci House Harfreys Road
Harfreys Industrial Estate
Great Yarmouth NR31 0LS



FOR SALE OR TO LET

LOCATION

The property occupies a prominent location at the entrance to the Harfreys Industrial Estate and is identifiable by a Wiseman Commercial signboard.

DESCRIPTION

An L-shaped building of steel frame, brick/block and cladding construction with a flexible layout suitable for trade counter, warehouse or industrial uses.

Following recent refurbishment, the building provides clean well-presented business space, available either as a single unit (1516sq.m.) or to be split as two individual units (610sq.m. and 906sq.m.).

GROUND FLOOR

Front office/sales area (159sq.m.)

A well-presented reception, large open plan office, 4 further offices, server room, kitchen, male and female wcs.

Workshop and ancillary areas (988sq.m.)

Circa 5.00m eaves height with two roller shutter doors. Open plan, plus two test bays, compressor room, mess rooms/ works wcs.

Delivery counter, 2 offices, kitchen, and further wc.

FIRST FLOOR

Front offices (151 sq.m.)

Good quality space in a primarily open plan layout.

Rear offices (68sq.m.)

A pair of offices

Mezzanine storage area (150sq.m.)

Timber deck suitable for light storage

EXTERNAL

Forecourt car parking for circa 20 vehicles

Secure storage yard (circa 600sq.m.)



SERVICES

Mains water, drainage, gas and 3 phase electricity supplies are connected.

Office areas have central heating and workshop areas have suspended Reznor warm air heating units.

ENERGY PERFORMANCE CERTIFICATE

Band D

TENURE

Either as a single entity of 1,516sq.m. or to be split as follows:

Unit A	sq. m.	Unit B	sq. m.
Ground floor offices	159	Ground floor offices	100
First floor offices	151	First floor offices	68
Ground floor workshop	300	Ground floor workshop	588
		Mezzanine stores	150
	Total 610		Total 906

10 parking spaces

6 parking spaces &
secure yard

Leases to be granted on tenant full repairing and insuring terms with a Schedule of Condition attached.

Whole: £75,000 per annum

Unit A: £35,000 per annum

Unit B: £40,000 per annum

FREEHOLD OPTION

The whole site is available for sale with full vacant possession

Guide Price: £795,000 (subject to contract)

BUSINESS RATES

RV £69,000

LEGAL FEES

Each party to bear their own legal fees





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INFORMATION & VIEWING

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