

WISEMAN COMMERCIAL

CHARTERED SURVEYOR & BUSINESS SPACE AGENT



**UNIT 1 KNIGHTWOOD COURT
EDISON WAY
GAPTON HALL INDUSTRIAL ESTATE
GREAT YARMOUTH NR31 0NG**

- IDEAL PURCHASE OPPORTUNITY
- WORKSHOP/WAREHOUSE UNIT - 144 sq.m. (1,550 sq.ft.)
- COURTYARD LOCATION with car parking spaces

FOR SALE

t: 07805 713081

e: gary@wisemancommercial.co.uk



RICS



LOCATION

Knightwood Court is accessed from Edison Way and the unit can be identified by a Wiseman Commercial 'For Sale' board.

It is within a Courtyard development of 6 small units with private 'off-street' parking.

DESCRIPTION

A semi-detached unit of 144 sq.m. (1,550 sq.ft.) comprising:

- Steel frame, brick and block construction
- Profiled cladding to walls and roof
- Internal dimensions 12.00 m x 12.00 m
- Eaves height circa 4.50 m, Ridge height 5.20 m
- Open plan workshop or warehouse area
- Reception office and 2 wcs
- Roller shutter door and personnel door
- Forecourt car parking

SERVICES

- Mains water, drainage and 3 phase electricity supply connected.
- Security and Fire Alarm Systems.

EPC

Band C

TENURE

FREEHOLD with vacant possession

TERMS

FOR SALE: £125,000

Subject to Contract

BUSINESS RATES

RV £7,600

Those entitled to small business rates relief would receive full business rates exemption for this unit under current rating policy.

LEGAL FEES

Each party to bear their own legal fees in the transaction

VIEWING

If you wish to view the property or require any further information from Wiseman Commercial please use one of the following options:

Telephone or text: 07805 713081

E-mail: gary@wisemancommercial.co.uk

Website: www.wisemancommercial.co.uk

Casparcom Limited trading as Wiseman Commercial, give notice as agents for this property, for themselves and for their clients that:

1. They have no authority to make or give any representations or warranties in relation to the property. These brochure particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not intended to be comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities included with the property. Purchasers or lessees must accordingly satisfy themselves by inspection or otherwise as required.