

# WISEMAN COMMERCIAL

CHARTERED SURVEYOR & BUSINESS SPACE AGENT



**UNIT 6 KNIGHTWOOD COURT  
EDISON WAY  
GAPTON HALL INDUSTRIAL ESTATE  
GREAT YARMOUTH NR31 0NG**

- RARE FREEHOLD PURCHASE OPPORTUNITY
- WAREHOUSE / WORKSHOP / OFFICE USE
- 360 sq.m. (3,874 sq.ft.) plus CAR PARKING

**FOR SALE**

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RICS



## DESCRIPTION

A two-storey end-terraced warehouse and office unit currently comprising:

- Steel frame, brick and block construction
- Full height profiled cladding to walls and roof
- Warehouse area with roller shutter.
- 5 ground floor offices, reception, kitchen, wcs
- 5 first floor offices
- Flexibility to adapt the mix of warehouse / office
- Forecourt car parking

## SERVICES

- Mains water, drainage, gas and electricity supplies
- Security and Fire Alarm Systems

## EPC

Band D

## TENURE

FREEHOLD with vacant possession

## TERMS

FOR SALE: £240,000

Subject to Contract

## BUSINESS RATES

RV£18,000

## 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](mailto:gary@wisemancommercial.co.uk)

Website: [www.wisemancommercial.co.uk](http://www.wisemancommercial.co.uk)

## 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' forecourt parking.

## ACCOMMODATION

The approximate floor areas, as currently configured, are:

	sq.m.	sq.ft.
<b>Ground floor</b>		
Warehouse/workshop	94.5	1,017
Reception and offices (5)	92.0	991
Ancillary areas (kitchen, toilets, etc)	29.5	317
<b>Sub-total</b>	<b>216.0</b>	<b>2,325</b>
<b>First floor</b>		
Open plan office area	66.7	717
Server room and offices (3)	77.3	832
<b>Sub-total</b>	<b>144.0</b>	<b>1,549</b>
<b>Total</b>	<b>360.0</b>	<b>3,874</b>

**Agent's note** – The current layout has evolved through past occupiers to be office biased. A purchaser could however return the unit to a greater proportion of warehouse/workshop if required.

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