

1 Viking Road, Gapton Hall Ind. Estate
Great Yarmouth, Norfolk NR31 0NU



FOR SALE (DUE TO RE-LOCATION)

LOCATION

The property is located at the junction of Viking Road and Hewett Road on the Gapton Hall Industrial Estate, affording easy access to the A12, A47 and town centre.

DESCRIPTION

The property comprises a two-storey detached office building offering a mix of open plan and cellular office space, meeting rooms, staff amenities and car parking.

Owned and occupied as a design studio by TMS Media since 2000, the accommodation is superbly presented and viewing highly recommended.

Features include:

- Steel portal frame, external brickwork and clad elevations.
- UPVC double glazed windows and doors.
- Attractive internal decoration and finishes.
- Kitchens and male & female wcs on each floor.
- Air-conditioning to first floor, central heating to ground floor.
- IT network throughout.
- Emergency lighting / fire & security alarm systems.
- Surfaced parking for 12 vehicles
- Fenced and landscaped site perimeter

SERVICES

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

There are separate oil-fired central heating systems to each ground floor suite, whilst the first-floor offices are fully air-conditioned, served by Mitsubishi units within the suspended ceiling.

The building has integrated fire alarm, emergency lighting and security alarm systems.



ACCOMMODATION

The building layout and net internal floor areas are as follows:

Front office suite

Ground floor	sq. m.
Entrance lobby	17.2
Anteroom	9.9
Conference room	19.4
Kitchen	9.0
Filing office	6.0
Storage corridor	21.0
Sub-total	82.5

Rear office suite (self-contained)

Ground floor	sq. m.
Office 1-3	59.4
Office 4	25.0
Office 5	15.3
Kitchen	10.5
Sub-total	110.2

Stairs to:

First floor	sq. m.
Open plan office	231.5
Kitchen	13.8
Sub-total	245.3

The total net internal floor area is accordingly circa 438sq.m. or (4,714sq.ft.)

There are three male and three female wc suites throughout the building, those on the ground floor being to a specification to suit disabled person use.

The car park has provision for up to 12 vehicles.

ENERGY PERFORMANCE CERTIFICATE

The property was assessed at Band C in January 2019.

BUSINESS RATES

Office and premises: RV£39,000

TENURE

The freehold interest is offered for sale at a figure of £375,000 (subject to contract).

The property can be acquired either with full vacant possession or with possible part leaseback by TMS.





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INFORMATION & VIEWING

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