

WISEMAN COMMERCIAL

CHARTERED SURVEYORS & BUSINESS SPACE AGENTS



**UNIT 12 BRINELL WAY
HARFREYS INDUSTRIAL ESTATE
GREAT YARMOUTH
NORFOLK NR31 0LU**

- TERRACED COMMERCIAL UNIT – 395 sq.m. (4,056 sq.ft.)
 - WAREHOUSE / WORKSHOP with offices / wcs.
 - CAR PARKING & DELIVERY YARD

NEW LEASE AVAILABLE

t: 07805 713081

e: gary@wisemancommercial.co.uk



LOCATION

The unit is one of a terrace of 14 units on Brinell Way, where occupiers include trade counter units (Plumbase and Plumb City) and engineering companies (Stuga Ltd, MB Inspection Ltd).

DESCRIPTION

Unit dimensions

31.65 m depth x 10.68 m width with eaves height of circa 5.00 m.

Ground floor

Entrance hall, three small offices, wcs and kitchenette.

Open plan warehouse/workshop with good natural light and roller shutter loading door from rear delivery yard.

First floor

3 offices / storage rooms.

External

Front forecourt car parking for 4 vehicles.

Rear external storage area for containers, waste bins, etc.

SERVICES

Mains water, drainage, gas and electricity are connected.

EPC

Band E

TENURE

A new lease is available on tenants full repairing and insuring terms with Schedule of Condition.

TERMS

Rent: £16,000 per annum plus VAT, payable quarterly in advance.

Subject to Contract

BUSINESS RATES

RV £19,500

LEGAL FEES

Each party to bear their own legal fees.

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

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