

Fully refurbished units for Workshop or Warehouse use



**UNITS 11-12 and 13-13A  
SINCLAIR COURT, OFF FARADAY ROAD  
GAPTON HALL INDUSTRIAL ESTATE  
GREAT YARMOUTH  
NR31 0NF**

## LOCATION

Sinclair Court is a self-contained gated courtyard off of Faraday Road and Morton Peto Road on the Gapton Hall Industrial Estate.

## DESCRIPTION

The units comprise inter-connecting high-quality workshop or warehouse units, re-roofed and fully refurbished in 2019, with good parking and delivery yard facilities.

Features include:

- Steel frame with full height external brick elevations.
- UPVC double glazed windows and doors.
- Fully insulated roof sheets and rooflights
- New roller shutter doors
- Energy saving LED lighting with automatic sensors
- Modern internal decoration
- Refurbished kitchen and wc facilities
- Surfaced parking for 14 vehicles
- Fenced and landscaped site perimeter

## ACCOMMODATION

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

### UNIT 11 – 12

Ground floor	sq. m.	(sq. ft.)
Workshop & office	209.3	(2,252)
Rear stores extension	80.7	(867)
<b>First floor</b>		
Canteen / mess room	24.0	(258)
<b>Total</b>	<b>314.0</b>	<b>(3,377)</b>

plus rear yard and 6 car spaces



## UNIT 13 -13A

Ground floor	sq. m.	(sq. ft.)
Workshop/warehouse	244.0	(2,626)

### First floor

Small office	5.0	(53)
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<b>Total</b>	<b>249.0</b>	<b>(2,679)</b>
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plus 6 car spaces

Both pairs of units have male and female wc facilities.

## SERVICES

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

## ENERGY PERFORMANCE CERTIFICATE

The units were assessed at Band E in 2017 but having been recently refurbished are expected to see improved ratings upon re-survey.

## TENURE

The units are available on new leases for a minimum 3-year term with rent payable quarterly in advance.

**UNIT 11-12** £19,000 per annum

**UNIT 13-13A** £14,300 per annum

## BUSINESS RATES

New rating assessments are required following recent re-construction works. Estimated Rateable Values are:

**UNIT 11-12:** RV£15,000

**UNITS 13-13A:** RV£12,500





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### **INFORMATION & VIEWING**

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