

Enjoy the view ?  
Workspace and offices to let on a short or long-term basis

**GRIST MILL HOUSE  
CRITTEN'S ROAD  
GREAT YARMOUTH  
NR31 0AG**



- Detached 3-Storey Riverside Building & Car Park
- Ground Floor Workshop & Stores
- 1st & 2nd Floor Office/Studio Suites

## LOCATION

- The property is in a superb location overlooking the River Yare with impressive views towards the Haven Bridge and Breydon Water.
- Enter Cobholm via the Pasteur Road/Southtown Road junction and Crittens Road is easily accessible via Mill Road and Lady Haven Road

## DESCRIPTION

A three-storey building offering a mix of workshop and stores on the ground floor, plus well-presented offices over first and second floors, all with ample car parking.

- Modern decoration and floor finishes
- UPVC double glazed windows and doors
- Kitchens and wcs on each floor
- Gas fired central heating systems
- IT network throughout
- Emergency lighting / fire & security alarm systems

## ACCOMMODATION

<b>GROUND FLOOR</b>	<i>sq.m.</i>	<i>(sq.ft.)</i>
Single storey workshop	392	4,218
Offices and stores	208	2,238
<b>FIRST FLOOR</b>		
7 offices, kitchen, wcs	224	2,411
<b>SECOND FLOOR</b>		
9 offices, kitchen, wcs	224	2,411
<b>Total</b>	<b>1,048</b>	<b>11,478</b>

The site has a generous fully fenced and gated yard area suitable for car parking or outside storage.



## SERVICES

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

## ENERGY PERFORMANCE CERTIFICATE

Band D

## TENURE

The owners of Grist Mill House will consider short-term or long-term leasing proposals for either the whole building, or on a floor-by-floor basis.

The owners also have planning consent for the development of a high quality mixed technical and office facility on the neighbouring Saul's Wharf site, which will see improved landscaping and external presentation of the combined Critten's Road frontage during 2019.

Interested parties are encouraged to view and explore the flexible options on offer through Wiseman Commercial, the letting agents for both schemes.

## RENTAL TERMS

GROUND FLOOR :           £14,000 pa  
FIRST FLOOR :            £18,000 pa  
SECOND FLOOR :         £18,000 pa

Subject to contract

## BUSINESS RATES

Current rateable value assessments are:

Ground and First floor:   RV £19,000  
Second floor:               RV £10,500

NB. Sub-division of the ground/first floor rating assessment would be possible if required.





**WISEMAN  
COMMERCIAL**



**07805 713081**  
[wisemancommercial.co.uk](http://wisemancommercial.co.uk)

### **INFORMATION & VIEWING**

Please contact the sole selling agents:

Contact:

Gary Wiseman MRICS

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)

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.