

# Showroom & Production Facility



**REPRO ARTS  
MONUMENT ROAD  
GREAT YARMOUTH  
NORFOLK NR30 3PS**

**Freehold For Sale**

## LOCATION

The Rebro Arts property is located on Monument Road, adjacent to Nelson's Monument, within the South Denes area of Great Yarmouth.

The South Denes is seeing ongoing re-generation in association with the activities of the Peel Ports Outer Harbour and prospects arising from major offshore wind-farm developments in the North Sea,

Great Yarmouth's Third River Crossing is planned to link the South Denes and the A47 / A12 to the west, enabling enhanced accessibility and business potential.

## DESCRIPTION

The property comprises a useful mix of open plan showroom/office facilities plus several bays of inter-connecting production and warehouse space.

The long-established use under Rebro Arts has been for screen-printing, graphic and signage production, however the buildings would be equally suitable for a variety of manufacturing or sales distribution activities.

### Offices & showroom

An impressive central reception area fronting Monument Road gives access to large open plan showroom and office areas, plus a first-floor meeting room.

### Workshop areas

Associated production areas comprise inter-connecting bays, mostly open plan, incorporating ancillary stores, staff wc and mess room facilities.



## SERVICES

- Mains water, drainage, gas, and 3 phase electricity supplies are connected.
- Heating to the office/showroom areas is by a gas fired central heating system, whilst that to the production areas is by warm air blower units.
- The building has an integrated fire alarm, emergency lighting, and security alarm systems.

## ACCOMMODATION

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

	sq. m.	(sq. ft.)
<b>Ground floor</b>		
Reception area	31.4	(337)
Sales showroom	66.8	(719)
Sales office	78.5	(845)
Production Bay 1	328.1	(3,531)
Production Bay 2	354.4	(3,813)
Production Bay 3	233.8	(2,515)
Storage / loading bay	135.9	(1,462)
Ancillary rooms	82.7	(890)
<b>sub-total</b>	<b>1,311.6</b>	<b>(14,112)</b>
<b>First floor</b>		
Meeting room	25.3	(272)
<b>sub-total</b>	<b>25.3</b>	<b>(272)</b>
<b>Total</b>	<b>1,336.9</b>	<b>(14,384)</b>

## ENERGY PERFORMANCE CERTIFICATE

Band D

## BUSINESS RATES

RV £20,750

## TENURE

The freehold property (Title Reference NK69022) is for sale with vacant possession at a guide price of £450,000 (subject to contract).





# WISEMAN COMMERCIAL



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## INFORMATION & VIEWING

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