

WISEMAN COMMERCIAL

CHARTERED SURVEYORS & BUSINESS SPACE AGENTS



**UNIT 7 BRINELL WAY
HARFREYS INDUSTRIAL ESTATE
GREAT YARMOUTH
NORFOLK NR31 0LU**

- COMMERCIAL UNIT - 340 sq.m. (3,653 sq.ft.)
- SUITABLE FOR LIGHT INDUSTRIAL / WAREHOUSE USE
 - FORECOURT CAR PARKING

NEW LEASE AVAILABLE

t: 07805 713081

e: gary@wisemancommercial.co.uk

LOCATION

The unit is one of a terraced development of 14 units on Brinell Way, where occupiers include trade counter units (Plumbase and Plumb City) and engineering companies (Stuga, Applus RTD).

DESCRIPTION

The unit has overall dimensions of 31.82m depth x 10.67m width x 4.70m eaves height, giving a ground floor area of 340sq.m. (3,653sq.ft).

Access from Brinell Way provides an entrance hall, two small offices, male & female wcs, with 3 car parking spaces.

The open plan warehouse/workshop area with good natural light levels is accessed from a rear roller shutter door and generous communal service yard.

PERMITTED USES

Class E (commercial, business and services use) covering uses such as light industrial, gym/indoor recreation.

or

Class B8 (storage and distribution).

SERVICES

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

EPC

Band E.

TENURE

A new lease of minimum 3-year term is available on tenants full repairing and insuring terms (with Schedule of Condition).

TERMS

A stepped-rental deal is available, subject to status:

- Year 1: £12,000 plus VAT
- Year 2: £14,000 plus VAT
- Year 3: £16,000 plus VAT

Subject to Contract

BUSINESS RATES

The rateable value is currently subject to a 'check and challenge' process, with anticipated revision to circa RV £13,500.

This should facilitate a business rate discount for any tenant qualifying under the small business rate relief scheme (see agent for details).

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

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.