

Superb 'hi-tech' building overlooking the River Yare



**SAULS WHARF HOUSE  
CRITTENS ROAD  
GREAT YARMOUTH  
NR31 0AG**

**LEASE AVAILABLE**

- Production workshop, offices, mezzanine floor
- Excellent specification & band 'A' energy rating
- Circa 904 sq.m. (9,727 sq. ft) plus 24 car parking spaces

## LOCATION

Enter Cobholm via the Pasteur Road / Southtown Road junction and the property is found just beyond the Mill Road / Lady Haven Road intersection on Crittens Road.

The building has an impressive riverside location with views over the River Yare towards the Haven Bridge.

## DESCRIPTION

A two-storey high-tech building, completed in July 2020, offering an excellent mix of production space, offices, and mezzanine areas.

- Attractive external and internal design features
- Disability Discrimination Act compliant (including lift)
- Air-conditioning to offices / meeting rooms
- Gas fired Reznor heating to production areas
- Fully integrated fire alarm / emergency lighting systems
- Entry system, security alarm system and CCTV
- Server room and IT network points
- Tarmac surfaced 24 bay car park

## SERVICES

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



## ACCOMMODATION

<b>GROUND FLOOR</b>	<i>sq.m.</i>	<i>(sq.ft.)</i>
Open plan production area	383.3	(4,124)
Ancillary areas	63.9	(688)
Open plan office	100.8	(1,085)
<b>sub-total</b>	<b>548.0</b>	<b>(5,897)</b>

## FIRST FLOOR

Mezzanine and ancillary	255.2	(2,746)
Office and meeting room	100.8	(1,085)
<b>sub-total</b>	<b>356.0</b>	<b>(3,831)</b>

**Total floor area**                      **904.0**      **(9,728)**

## EXTERNAL AREAS

In front of the building is a bay-marked tarmac car park for 24 vehicles

Roller shutter access to the production area is at the rear elevation

## ENERGY PERFORMANCE CERTIFICATE

The building was assessed within Band A in July 2020.

## TENURE

A new lease is available on tenants full repairing and insuring terms for a minimum 5-year term.

## TERMS

Rent: £70,000 per annum plus VAT.

Subject to Contract

## BUSINESS RATES

Rateable Value assessment awaited from the District Valuation Office.

## LEGAL FEES

Each party to bear their own legal fees in this transaction.





**WISEMAN  
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## **INFORMATION & VIEWING**

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