

WISEMAN COMMERCIAL

CHARTERED SURVEYORS & BUSINESS SPACE AGENTS



**UNIT 11 BRINELL WAY
HARFREYS INDUSTRIAL ESTATE
GREAT YARMOUTH
NORFOLK NR31 0LU**

- TERRACED COMMERCIAL UNIT - 399 sq.m. (4,293 sq.ft.)
 - WAREHOUSE / WORKSHOP with offices / wcs.
- FORECOURT CAR PARKING & REAR DELIVERY YARD

NEW LEASE AVAILABLE



LOCATION

The unit is one of a terrace of 14 units on Brinell Way, where occupiers include trade counter units (Plumbase and Plumb City), engineering companies, etc.

DESCRIPTION

Unit dimensions

Circa 30.00 m depth x 10.71 m width with an eaves height of circa 5.00 m.

Ground floor

Entrance hall, office, storeroom, wcs and kitchenette (total of 837 sq.ft.).

Open plan warehouse/workshop (2,600 sq.ft.) with good natural light and roller shutter loading door from rear delivery yard.

First floor

Large open plan office (641 sq.ft.) suitable for 4 persons.

Meeting room (171 sq.ft.).

External

Front forecourt car parking for 3 vehicles.

Rear external storage area for containers, waste bins, etc.

SERVICES

Mains water, drainage and 3 phase electricity are connected.

EPC

Band E.

TENURE

A new lease is available on tenants full repairing and insuring terms with Schedule of Condition.

TERMS

Rent: £16,000 per annum plus VAT, payable quarterly in advance.

Subject to Contract

BUSINESS RATES

RV £20,750

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

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