

EDISON WAY GAPTON HALL INDUSTRIAL ESTATE GREAT YARMOUTH NORFOLK NR31 0NG

# Industrial, Office, & Storage Yard Facilities



**TO LET**  
**(AS A WHOLE OR IN PARTS)**

## LOCATION

The property is located at Edison Way, just off Morton Peto Road, a principal highway serving the Gapton Hall and Harfreys Industrial Estate.

The surrounding area exhibits a mix of industrial, warehouse and trade counter units.

## DESCRIPTION

A substantial combination of high-quality workshop/warehouse and office accommodation with generous car parking and storage yard provision.

The building composition is as follows:

- **UNIT 1 – (1,929 sq.m.)** – Original twin-bay workshop with an eaves height of 5.50m, incorporating two overhead travelling cranes (6.2 tonne and 5.0 tonne). Ground floor reception, tech rooms and staff amenity areas. First floor offices, meeting rooms and storage areas.
- **UNIT 2 – (622 sq.m.)** – Warehouse constructed circa 2014 with an eaves height of 5.00m., electric roller shutter, heating and lighting.
- **UNIT 3 – (782 sq.m.)** – Two storey offices offering a mix of 20 individual offices, two large open plan suites, server room and staff amenity areas.
- **CAR PARK** – 60 car parking spaces on a fully surfaced bay-marked front and side forecourt areas.
- **STORAGE YARD** – fenced and dual-gated concrete surfaced service yard of circa 0.50 acre suitable for open storage, container siting, or overflow car parking.

## ENERGY PERFORMANCE CERTIFICATE

Band D (dated September 2019).



## SERVICES

- Mains water and drainage systems are connected.
- 3 phase power supply with appropriate distribution and installations.
- Gas fired warm air heating units in workshop areas, central heating system to offices, air-conditioning installations to meeting rooms.
- Fire alarm, emergency lighting and security alarm systems.

## SCHEDULE OF ACCOMMODATION

All floor areas are measured on an approximate gross internal floor area basis.

<b>Buildings</b>	<i>sq.m.</i>	<i>sq.ft.</i>
Unit 1 (workshop & offices)	1,929	20,756
Unit 2 (warehouse)	622	6,696
Unit 3 (two storey offices)	782	8,414
<b>Total</b>	<b>3,333</b>	<b>35,866</b>

### External areas

Car parking for 60 vehicles will be allocated between the units.

Storage yard of 0.50 acre (approx.) available if required.

## BUSINESS RATES

The rateable value for the site is under review with the District Valuer and split assessments may be required if let on a 'unit by unit' basis.

## TERMS

The property is available to lease as a whole, or on a 'unit by unit' basis.

	<i>per annum</i>
<b>Unit 1</b> – 20,756 sq.ft. plus 30 car spaces:	£80,000
<b>Unit 2</b> – 6,696 sq.ft. plus car parking:	£24,000
<b>Unit 3</b> – 8,414 sq. ft. plus 30 car spaces:	£34,000
Storage yard (optional with Unit 1 or 2):	£10,000

Subject to Contract





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## **INFORMATION & VIEWING**

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