

# WISEMAN COMMERCIAL

CHARTERED SURVEYORS & BUSINESS SPACE AGENTS



**UNIT 3, TREDWELL HOUSE  
MAIN CROSS ROAD  
GREAT YARMOUTH  
NR30 3NZ**

- GROUND FLOOR STUDIO / WORKSHOP (1,700 sq.ft.)
- SUITABLE FOR A RANGE OF COMMERCIAL USES
  - RENT includes heating/water/insurance costs.

**TENANCY AGREEMENT**

t: 07805 713081

e: [gary@wisemancommercial.co.uk](mailto:gary@wisemancommercial.co.uk)



### LOCATION

Tredwell House is located on Main Cross Road in the South Denes Industrial Area of Great Yarmouth. It directly adjoins the Lacons Brewery Courtyard which hosts a micro-brewery and a range of professional office units.

### DESCRIPTION

Tredwell House comprises five small business units on Main Cross Road, which itself provides roadside parking for staff and visitors.

Unit 3 is a ground floor unit comprising studio/office and workshop, a partitioned store and a pair of wcs.

Studio/office: 62 sq.m. (667 sq.ft.)

Workshop/store: 96 sq.m. (1,033 sq.ft.)

Pair of wcs and small kitchenette area.

The adjoining units 1, 2, and 4 are all occupied by a marketing promotions company and unit 5 by a personnel recruitment company.

### SERVICES

- Mains water, drainage and electricity are connected.
- Central heating is provided by a gas boiler and radiator system.
- IT / BT connection points.

### ENERGY PERFORMANCE CERTIFICATE

Band E

### TENURE

The suite is available by tenancy agreement, on tenant internal repairing terms, for a term length to be agreed.

### TERMS

A rent of £10,200 per annum (plus VAT) includes all insurance, heating, and water charges and is payable quarterly in advance.

Electricity is separately metered, and the tenant will be able to establish a direct account with suppliers.

### BUSINESS RATES

RV £6,400

Full Business Rate exemption will be available to qualifiers for small business rates relief under current government guidelines.

### 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](mailto:gary@wisemancommercial.co.uk)

Website: [www.wisemancommercial.co.uk](http://www.wisemancommercial.co.uk)

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