

WISEMAN COMMERCIAL

CHARTERED SURVEYORS & BUSINESS SPACE AGENTS



**UNIT 3, WAVENEY PARK
HEWETT ROAD
GAPTON HALL INDUSTRIAL ESTATE
GREAT YARMOUTH NR31 0NN**

- WORKSHOP UNIT with OFFICES/AMENITIES
 - CIRCA 368 sq.m. (3,960 sq.ft.)
 - GENEROUS CAR PARKING

LEASE AVAILABLE

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LOCATION

Waveney Park comprises 7 units at the junction of Hewett Rd and Vanguard Rd, just off Gapton Hall Rd. Unit 3 is currently occupied by Glideline Ltd who will be re-locating for expansion reasons.

DESCRIPTION

An attractive corner unit, refurbished in 2019, offering a well-presented open plan workshop, offices over ground and first floors, and 7 car parking spaces.

- Unit footprint 18.00m x 17.66m
- Eaves height 5.00m
- Roller shutter door 4.50m x 4.50m
- Workshop: 259 sq. m.
- GF office / wcs /kitchenette: 59 sq. m.
- FF office area: 50 sq. m.
- 3 phase electric supply and modern distribution
- Low energy lighting
- Emergency lighting / fire alarm system
- 7 car spaces plus bin storage area

SERVICES

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

TENURE

The current lease to Glideline Ltd runs to 19th April 2023 and is available for assignment due to their pending re-location/expansion.

The lease can be extended for a longer term if required by an ingoing occupier.

TERMS

The lease rent is £18,500 per annum plus VAT, payable quarterly in advance.

Annual building insurance payable is currently £467 per annum.

BUSINESS RATES

The rateable value of the unit is RV£18,750

The current rates payable are £9,356 per annum (2021-22)

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate – Band E (dated 18.03.2018)

LEGAL FEES

Each party to bear their own legal fees for the lease assignment process.

VIEWING & FURTHER INFORMATION

If you 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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