

WISEMAN COMMERCIAL

CHARTERED SURVEYORS & BUSINESS SPACE AGENTS



**UNIT 4 KNIGHTWOOD COURT
SHUTTLEWORTH CLOSE
GAPTON HALL INDUSTRIAL ESTATE
GREAT YARMOUTH NR31 0NQ**

- SELF-CONTAINED COMMERCIAL UNIT (253 sq.m.)
- SUIT WAREHOUSE / WORKSHOP / TRADE COUNTER
 - FLEXIBLE INTERNAL LAYOUT

TO LET

t: 07805 713081

e: gary@wisemancommercial.co.uk

LOCATION

Knightwood Court is accessed from Shuttleworth Close and Edison Way within the popular Gapton Hall Industrial Estate and comprises a courtyard of seven small commercial units.

Unit 4 is mid-terraced and easily identifiable, with potential for a strong tenant signage presence fronting Shuttleworth Close.

ACCOMMODATION

Unit dimensions: 18.00m depth x 12.17m width

The associated floor areas are:

Ground floor	sq.m.	sq.ft.
Warehouse area & wcs	219.0	2,356
Mezzanine		
Office & Kitchenette	34.0	366
Total	253.0	2,722

Agent's note – The internal ground floor layout has scope to be varied or further enhanced through tenant alteration if required.

DESCRIPTION

A mid-terraced unit comprising:

- Steel frame, brick and block construction
- Colour coated metal profiled cladding to walls
- New electric roller shutter door: 4.50m wide x 4.00m high
- Mainly open plan ground floor (see photos)
- 2 wcs and electric room.
- Mezzanine office and kitchenette/mess room.

SERVICES

- Mains water and drainage
- 3 x 100-amp electrical supply
- Gas available (not connected)
- C-Tec Fire Alarm installation

EPC

Band D (issued 21 November 2021)

TENURE

The unit is available at a rent of £9,000 per annum, for a fixed term lease (minimum 3-years).

BUSINESS RATES

The unit is awaiting rating re-assessment but is expected to qualify for small business rate relief.

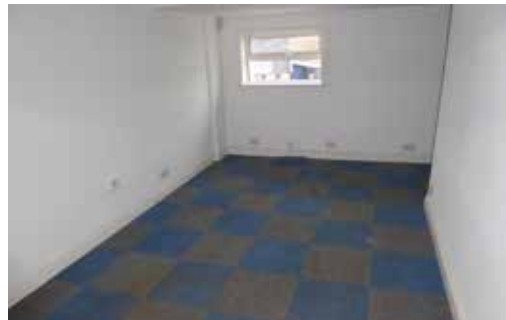
VIEWING

If you wish to view the property or require any further information, please use one of the following options:

Telephone or text: 07805 713081

E-mail: gary@wisemancommercial.co.uk

Website: www.wisemancommercial.co.uk



Casparcom Limited trading as Wiseman Commercial, give notice as agents for this property, for themselves and for their clients that:

1. They have no authority to make or give any representations or warranties in relation to the property. These brochure particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not intended to be comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities included with the property. Purchasers or lessees must accordingly satisfy themselves by inspection or otherwise as required.