



Refurbished Office/Studio Suites

**EDISON WAY / SHUTTLEWORTH CLOSE**

**HARFREYS INDUSTRIAL ESTATE**

**GREAT YARMOUTH NR31 0NG**

**TO LET**

## LOCATION

The property is located on the Harfreys Industrial Estate, between Edison Way and Shuttleworth Close, and is accessed from front and rear car parks.

The front entrance is easily identifiable on Edison Way, adjacent to Stuga Limited. The rear entrance is accessed via a gated car park on Shuttleworth Close.

## DESCRIPTION

A mixture of ground floor and first floor office/studio areas, offering a combination of large open plan spaces and individual offices.

- Freshly clad front elevation with double glazed entrance doors.
- Suite 3A: Large ground floor open plan office (25m x 6m), plus 7 cellular offices, kitchen, and wcs.
- Suite 3B: Ground floor reception, meeting room, kitchen, and wcs plus first floor offices (4) and wcs.
- Suite 3C: Large first floor open plan office (30m x 6m), plus 7 cellular offices, kitchen, and wcs.
- Recent re-decoration plus suspended ceilings/integral lighting, new floor finishes (to be fitted).
- Gas fired central heating and hot water systems.
- Central server room and IT networking
- Generous on-site allocated car parking



## ACCOMMODATION

Suites	sq. m.	(sq. ft.)	Car spaces
Suite 3A:	239.5	(2,577)	8
Suite 3B:	307.6	(3,310)	10
Suite 3C:	265.1	(2,852)	10
<b>Total</b>	<b>812.2</b>	<b>(8,740)</b>	

NB. Suite sizes may be varied, or combined, subject to applicant requirements.

## ENERGY PERFORMANCE CERTIFICATE

Band D (valid to September 2029).

## TENURE

Leases are available from Spring 2023 for a flexible term length (see agent for details).

## RENTAL TERMS

Suite 3A: £12,000 per annum

Suite 3B: £17,000 per annum

Suite 3C: £16,000 per annum

All rents are subject to VAT.

Subject to Contract

## BUSINESS RATES

The current assessment for Suite 3 will be split as Suites 3A, 3B, and 3C once suite sizes are finalised.

Revised rating assessments are expected to qualify for small business rates relief (subject to applicant status).

## LEGAL FEES

Each party to bear their own legal fees





**WISEMAN  
COMMERCIAL**



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### **INFORMATION & VIEWING**

Please contact the sole letting agents:

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