

High Quality Office & Warehouse Facility

Trescal

**UNIT 12 HEWETT ROAD
GAPTON HALL INDUSTRIAL ESTATE
GREAT YARMOUTH
NR31 0NN**

TO LET

LOCATION

The property is located at the southern end of Hewett Road, accessed via Gapton Hall Road on the popular Gapton Hall Industrial Estate.

DESCRIPTION

A high-quality detached office and warehouse facility.

- Original construction in 1991, with a warehouse extension added in 2019, now totalling circa 818 sq.m. (8,803 sq.ft.)
- Attractive brick and steel-clad elevations incorporating UPVC double glazed door and windows, roller shutter to warehouse.
- Ground floor of 462 sq.m. (4,968 sq.ft.) offers reception, 3 further rooms, modern warehousing, wcs and locker room.
- First floor of 356 sq.m. (3,835 sq.ft.) has 2 private offices, a meeting room, a large open plan administration office, kitchen/canteen, plus mezzanine storage areas.
- Gas fired central heating, plus air-conditioning to some offices.
- Surfaced and fenced yard area for parking and delivery access.
- Re-decoration to be undertaken by landlord before tenant occupation.



ACCOMMODATION

GROUND FLOOR	<i>sq.m.</i>	<i>(sq.ft.)</i>
Reception/ancillary	62.6	674
Three rooms	153.5	1,652
Warehouse	245.6	2,644
sub-total	461.7	4,970
FIRST FLOOR	<i>sq.m.</i>	<i>(sq.ft.)</i>
Offices	216.0	2,324
Mezzanine	140.4	1,509
sub-total	356.4	3,833
Total	818.1	8,803

SERVICES

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

ENERGY PERFORMANCE CERTIFICATE

Band D (valid to September 2031)

TENURE

A new lease is available from January 2024 on tenant's full repairing and insuring terms.

TERMS

£50,000 per annum plus VAT.

Subject to Contract

BUSINESS RATES

RV (April 2023): £33,000





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COMMERCIAL**



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INFORMATION & VIEWING

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