

# Refurbished Warehouse / Workshop Unit



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

**TO LET**

- Refurbished Warehouse / Workshop Unit
- Integral Office and Staff Amenities
- 368 sq.m. (3,960 sq.ft.)

## LOCATION

Waveney Park is prominently located on Hewett Road, just off the busy Gapton Hall Road.

Unit 3 is the front corner unit within a development of seven modern units.

## DESCRIPTION

A highly presentable commercial unit of steel portal frame construction, brick and block infill, and colour coated external cladding.

## GROUND FLOOR

Open plan warehouse/workshop plus reception hall, large office, male and female wcs.

## FIRST FLOOR

Three inter-connecting offices

## EXTERNAL

10 car parking spaces on a concrete surfaced front forecourt area.

## FEATURES

- Ground floor measures 18.00m x 17.67m
- Eaves height 5.00m
- Roller door 4.50m wide x 4.50m high
- Attractive internal and external presentation throughout.
- New electrics in 2020, including LED lighting.
- Emergency lighting and fire alarm systems.
- Modern electric heating to offices



## ACCOMMODATION

The gross internal floor area of the unit is as follows:

	<i>sq.m.</i>	<i>(sq.ft.)</i>
Ground Floor	318	3,422
First Floor	50	538
<b>Total</b>	<b>368</b>	<b>3,960</b>

10 car parking spaces included.

## AGENT'S NOTE

A fenced storage compound is also available to the rear of the unit if required (by separate discussion).

## SERVICES

Mains water, drainage and 3 phase electricity are connected.

## ENERGY PERFORMANCE CERTIFICATE

Band C (valid to 18 June 2033)

## BUSINESS RATES

RV (April 2023): £17,250

## TENURE

The unit is available on a new FRI lease for a minimum 5-year term.

## TERMS

Rent: £22,750 per annum

Subject to Contract





**WISEMAN  
COMMERCIAL**



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## **INFORMATION & VIEWING**

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