

WISEMAN COMMERCIAL

CHARTERED SURVEYORS & BUSINESS SPACE AGENTS



**TREDWELL HOUSE
MAIN CROSS ROAD
GREAT YARMOUTH
NR30 3NZ**

- FIRST FLOOR STUDIO / OFFICE (925 sq.ft.)
- WELL-PRESENTED PAIR OF OFFICES / DESKS INCLUDED
 - KITCHEN and STAFF WC

NEW LEASE AVAILABLE

t: 07805 713081

e: gary@wisemancommercial.co.uk



LOCATION

Tredwell House is located on Main Cross Road in the South Denes Industrial Area of Great Yarmouth. It directly adjoins the Lacons Brewery Courtyard which includes a micro-brewery and a range of studio and office units.

DESCRIPTION

The unit comprises a refurbished first floor studio/office suite with dual-aspect windows providing excellent natural light levels. It includes a kitchen/staff area and a single wc.

Main Cross Road provides free roadside parking for staff and visitors.

SERVICES

- Mains water, drainage and electricity are connected.
- Electric heating via new solar panel connection
- Integrated fire alarm and emergency lighting systems.

ENERGY PERFORMANCE CERTIFICATE

Assessment 'under review' due to new heating arrangements.

ACCOMMODATION

	sq. m.	sq. ft.
Reception area	16.6	179
Office	29.7	320
Office	20.5	220
Kitchenette	19.2	206
Total	86.0	925

TENURE

The landlord operates a simple tenancy agreement with flexible term length and rent payable by quarterly or monthly standing order.

TERMS

Rent: £6,000 per annum.

BUSINESS RATES

RV £5,600

Full Business Rate exemption will be available to qualifiers for small business rates relief under current government guidelines.

INFORMATION & VIEWING

If you wish to view the property or 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

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.