

# WISEMAN COMMERCIAL

CHARTERED SURVEYORS & BUSINESS SPACE AGENTS



**UNIT 1 HEWETT ROAD  
GAPTON HALL INDUSTRIAL ESTATE  
GREAT YARMOUTH  
NR31 0NN**

- WORKSHOP/WAREHOUSE and OFFICE UNIT
- SUITABLE FOR INDUSTRIAL or TRADE WAREHOUSE USE
- 449 sq.m. (4,831 sq.ft.) PLUS LARGE CAR PARK

**TO LET**

t: 07805 713081

e: [gary@wisemancommercial.co.uk](mailto:gary@wisemancommercial.co.uk)



## LOCATION

Hewett Road is accessed from the main estate road, Gapton Hall Road and Unit 1 is the end-terraced unit of a terrace of ten units.

## DESCRIPTION

**Commercial unit:** steel frame, brick & block walls, coated cladding

- Ground floor warehouse/workshop, reception office, locker room/wcs.
- Eaves height 5.00m
- Electric roller door to front elevation
- 1st floor pair of work rooms plus kitchen

**Office extension:** 2-storey brick construction under a tiled roof

- Open plan office extension.
- Upvc framed double glazed windows.
- Electric heating.

## External

- 16 bay-marked car parking spaces.
- Concrete surfaced delivery area.

## SERVICES

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

## ENERGY PERFORMANCE CERTIFICATE

Band C (valid to 19 June 2033)

## ACCOMMODATION

Commercial unit	sq.m.	(sq.ft.)
Warehouse/workshop area	248.0	2,668
Reception and office	22.0	236
1st floor rooms and kitchen	44.0	474
<b>Sub-total</b>	<b>314.0</b>	<b>3,378</b>

## Office extension

Ground floor office	68.0	732
1st floor office	67.0	721
<b>Sub-total</b>	<b>135.0</b>	<b>1,453</b>
<b>Total</b>	<b>449.0</b>	<b>4,831</b>

## External

Delivery forecourt and 16 car parking spaces

## TENURE

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

## TERMS

Rent: £30,000 per annum plus VAT (subject to contract)

## BUSINESS RATES

The unit is currently assessed combined with Unit 2 Hewett Rd.

It will need to be split upon re-letting.

Estimated: RV £19,750.

## 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](mailto:gary@wisemancommercial.co.uk)

Website:

[www.wisemancommercial.co.uk](http://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.