

# WISEMAN COMMERCIAL

CHARTERED SURVEYORS & BUSINESS SPACE AGENTS



**UNIT 2 HEWETT ROAD  
GAPTON HALL INDUSTRIAL ESTATE  
GREAT YARMOUTH  
NR31 0NN**

- WAREHOUSE / WORKSHOP UNIT
- SUITABLE FOR INDUSTRIAL or TRADE WAREHOUSE USE
- 298 sq.m. (3,206 sq.ft.) PLUS CAR PARKING

**TO LET**

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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 2 is a mid-terraced unit within a terrace of ten units.

### DESCRIPTION

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

- Ground floor warehouse/workshop, reception office, and wcs.
- Eaves height 5.00m
- Roller door to front elevation.
- First floor room suitable for either a meeting room, office, or canteen.

### External

- 9 car parking spaces.
- Concrete surfaced delivery area.

### SERVICES

Mains water, drainage and 3 phase electricity are connected.

### ENERGY PERFORMANCE CERTIFICATE

Band E (valid to 23 November 2030)

### ACCOMMODATION

Ground floor	<i>sq.m. (sq.ft.)</i>	
Warehouse/workshop area	239.2	2,574
Reception office & ancillary	28.3	304
<b>Sub-total</b>	<b>267.5</b>	<b>2,878</b>
<b>First floor</b>	<b>30.5</b>	<b>328</b>
<b>Sub-total</b>	<b>30.5</b>	<b>328</b>
<b>Total</b>	<b>298.0</b>	<b>3,206</b>

### External

Delivery forecourt and 9 car parking spaces

### TENURE

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

### TERMS

Rent: £17,500 per annum plus VAT (subject to contract)

### BUSINESS RATES

The unit is currently assessed combined with Unit 1 Hewett Rd.

It will need to be split upon re-letting.

Estimated: RV £14,500

### 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)

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