

WISEMAN COMMERCIAL

CHARTERED SURVEYORS & BUSINESS SPACE AGENTS



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

- COMMERCIAL BUSINESS UNIT
- 276 sq.m. (2,971 sq.ft.) plus CAR PARKING
- OPTIONAL REAR STORAGE COMPOUND

NEW LEASE – AVAILABLE JANUARY 2025

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LOCATION

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

Unit 1 is an end-terraced unit with prominent frontage within this development of seven commercial units.

DESCRIPTION

A unit of steel portal frame construction, brick and block exterior and colour coated metal cladding.

Open plan warehouse/workshop plus reception, three partitioned ground floor offices/storerooms, and a staff wc.

First floor kitchen and four further offices/storerooms.

- Unit width: 12.00m
- Unit depth: 18.00m
- Eaves height: 5.00m
- Roller door: 4.50m wide x 4.50m high

5 car parking spaces are allocated with the unit on the communal front forecourt.

Optional addition

To the rear of the unit is a secure storage compound, gated and steel palisade fenced, which can be made available with the unit if required.

SERVICES

Mains water, drainage and 3 phase electricity are connected.

ENERGY PERFORMANCE CERTIFICATE

Band E (valid until March 2028).

BUSINESS RATES

RV £13,250 (from 2nd May 2023).

TENURE

New lease for a minimum 3-year term.

TERMS

Rent: £15,000 per annum plus VAT.

Optional storage compound: £5,000 per annum plus VAT.

Subject to Contract.

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

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