

WISEMAN COMMERCIAL

CHARTERED SURVEYORS & BUSINESS SPACE AGENTS



**UNIT 6, WAVENEY PARK
HEWETT ROAD
GAPTON HALL INDUSTRIAL ESTATE
GREAT YARMOUTH NR31 0NN**

- COMMERCIAL BUSINESS UNIT
- 255 sq.m. (2,748 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 and Vanguard Road, just off the busy Gapton Hall Road.

Unit 6 is a mid-terraced unit on the Vanguard Road frontage within this development of seven small commercial units.

DESCRIPTION

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

Open plan warehouse/workshop with rear loading bay, plus reception lobby, kitchenette, wc and small first floor office.

- Unit width: 12.00m
- Unit depth: 18.00m
- Plus loading bay: 12.00 m x 3.37m approx
- Eaves height: 5.00m

4 car parking spaces are allocated with the unit on the communal forecourt accessed from Vanguard Rd.

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 C (valid until June 2033).

BUSINESS RATES

RV£12,000 (from April 2023).

TENURE

New lease for a minimum 3-year term.

TERMS

Rent: £14,000 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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