

# 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

**NEW LEASE**

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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.

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

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

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