

WISEMAN COMMERCIAL

CHARTERED SURVEYORS & BUSINESS SPACE AGENTS



**UNIT 5 HEWETT ROAD
GAPTON HALL INDUSTRIAL ESTATE
GREAT YARMOUTH
NORFOLK NR31 0NN**

- MODERN TERRACED COMMERCIAL UNIT
 - CIRCA 214sq.m. (2,300sq.ft.)
 - 9 CAR PARKING SPACES

NEW LEASE AVAILABLE

t: 07805 713081

e: gary@wisemancommercial.co.uk



LOCATION

The unit is one of a terrace of ten modern business space units at Hewett Road on the Gapton Hall Industrial Estate.

DESCRIPTION

- Ground floor entrance hall with wc (6.5 sq.m.)
- Large open plan office or showroom area (91.0 sq.m.)
- Separate rear office (14.5 sq.m.)
- Open plan warehouse area with tea-point and wc (102 sq.m.)
- Surfaced concrete forecourt with 9 car parking spaces.

SERVICES

Mains water, drainage and 3 phase electricity are connected.

Office central heating system.

EPC

Band D (valid until July 2033).

TENURE

The unit is available to let by a new lease to be granted for a minimum 3-year term at a rent of £15,600 per annum plus VAT.

BUSINESS RATES

RV £12,250 (qualifies for small business rate relief).

LEGAL FEES

Each party to bear their own legal fees

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

Website: www.wisemancommercial.co.uk

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