

To Let

Unit 3 Malory Road,
Beacon Business Park,
Gorleston,
Great Yarmouth,
NR31 7DT

Industrial / warehouse unit
31,247 sq ft (2,903 sq m)

- Conveniently located between the A12 and A143
- Within the prestigious Beacon Park Enterprise Zone
- Can be let with Unit 5, also being marketed

Your partners in property



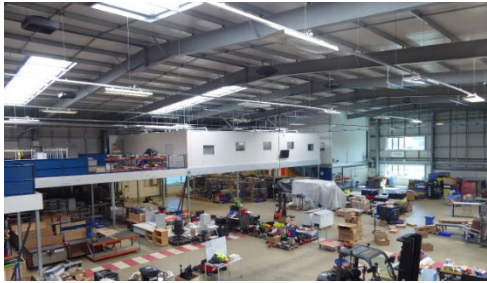
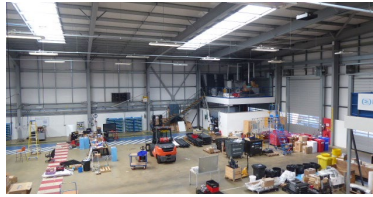
The Property

Accommodation

	Sq Ft	Sq M
Ground Floor	23,745	2,206
First floor original offices	1,130	105
Mezzanine office additions	2,648	246
Mezzanine storage platforms	3,724	346
Total	31,247	2,903



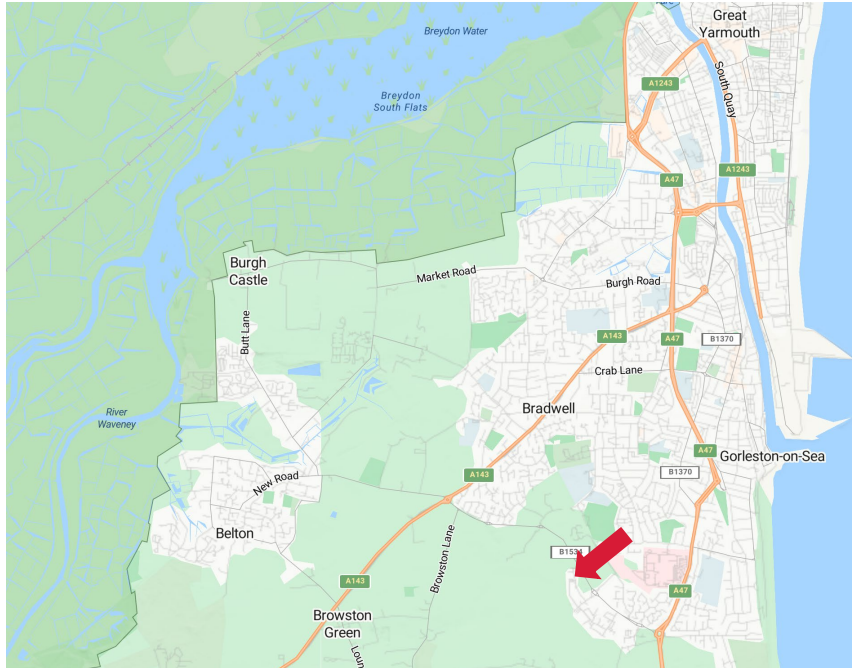
Specification



- Min eaves height 7.2m
- Landscaped parkland setting
- Power floated concrete floor 10kN m² and a point loading of 40 kN m²
- Electric roller shutter doors
- Roof lights for good natural lighting
- 3 phase power supply
- Low energy lighting
- Quality integrated two storey offices
- Comfort cooling to offices
- Generous car parking
- Excellent circulation areas
- Secure yard

Location

Unit 3 Malory Road, is strategically situated on Beacon Business Park in Gorleston, just south of Great Yarmouth, Norfolk. The site offers excellent connectivity, positioned less than 3 miles from Great Yarmouth town centre and approximately 20 miles east of Norwich. It benefits from close proximity to the A47, a major arterial route linking the area to Norwich, King's Lynn, and the wider East Anglia region. The nearby A12 also provides direct access south toward Lowestoft and Ipswich, making this industrial unit ideal for regional distribution and business operations.



Contact

Terms

Available to assign / underlet. Lease expiry September 2034, Tenant break September 2029. Rent £203,000 pa.

Due Diligence

Any interested party will be required to provide the agent with company information to comply with anti money laundering legislation.

EPC

A new EPC has been commissioned, and the outcome is awaited (see agent for details).

Rates

Rateable Value (2026): £200,000.
Rates Payable: 2026-2027 £98,000.

Legal Costs

Each party to bear their own legal costs.

VAT

All pricing is subject to VAT.

For further information, or to arrange a viewing, please contact Knight Frank or our Joint Agents



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Particulars dated April 2026. Photographs dated October 2025.

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