

# WISEMAN COMMERCIAL

CHARTERED SURVEYORS & BUSINESS SPACE AGENTS



**UNIT 4 BRINELL WAY  
HARFREYS INDUSTRIAL ESTATE  
GREAT YARMOUTH  
NORFOLK NR31 0LU**

- COMMERCIAL UNIT – 337 sq.m. (plus mezzanine)
- OPEN PLAN WAREHOUSE / WORKSHOP with office & wcs
  - SUIT TRADE COUNTER or OTHER USES

**NEW LEASE AVAILABLE**

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e: [gary@wisemancommercial.co.uk](mailto:gary@wisemancommercial.co.uk)



### LOCATION

The Harfreys Industrial Estate remains a popular location for businesses operating within a variety of commercial sectors.

The unit is one of a terrace of 14 units on Brinell Way, where occupiers include trade counters, manufacturers and warehouse users.

### DESCRIPTION

- Mid-terraced warehouse or workshop unit
- Refurbishment ongoing (Q2 2026)
- New insulated composite roof
- Reception office and wcs
- LED lighting throughout
- Ground floor area (31.50 m x 10.68 m)
- Mezzanine floor (15.00 m x 10.68 m)
- Roller shutter access from rear service yard
- 3 car parking spaces on front forecourt
- Further car parking or storage to rear

### SERVICES

Mains water, drainage and 3-phase electrical supplies are connected.

### ENERGY PERFORMANCE CERTIFICATE

Band E (valid to June 2031)=

### TENURE

A new lease is available on tenants full repairing and insuring terms.

### TERMS

Rent: £22,500 per annum plus VAT, payable quarterly in advance.

Subject to Contract

### BUSINESS RATES

RV £14,000 (April 2026 list).

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

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

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