

Modern Warehouse / Workshop Unit



**UNIT 3 WAVENEY PARK
HEWETT ROAD
GAPTON HALL INDUSTRIAL ESTATE
GREAT YARMOUTH
NR31 0NN**

TO LET

- Modern Warehouse / Workshop Unit
- Integral Office and Staff Amenities
- 368 sq.m. (3,960 sq.ft.)

LOCATION

Waveney Park is prominently located on Hewett Road, just off the busy Gapton Hall Road.

Unit 3 is the front corner unit within a development of seven modern units.

DESCRIPTION

A highly presentable commercial unit of steel portal frame construction, brick and block infill, and colour coated external cladding.

GROUND FLOOR

Open plan warehouse/workshop plus reception hall, large office, male and female wcs.

FIRST FLOOR

Three inter-connecting offices.

EXTERNAL

10 car parking spaces on a concrete surfaced front forecourt area.

FEATURES

- Ground floor measures 18.00 m x 17.67 m
- Eaves height 5.00 m
- Roller door 4.50 m wide x 4.50 m high
- Attractive internal and external presentation throughout
- LED lighting
- Emergency lighting and fire alarm systems
- Modern electric heating to offices



ACCOMMODATION

The gross internal floor area of the unit is as follows:

	<i>sq.m.</i>	<i>(sq.ft.)</i>
Ground Floor	318	3,422
First Floor	50	538
Total	368	3,960

10 car parking spaces included.

AGENT'S NOTE

A fenced storage compound is also available to the rear of the unit if required (by separate discussion).

SERVICES

Mains water, drainage and 3 phase electricity are connected.

ENERGY PERFORMANCE CERTIFICATE

Band C (valid to 18 June 2033)

BUSINESS RATES

RV £21,250 (April 2026)

TENURE

The unit is available on a new FRI lease for a minimum 5-year term.

TERMS

Rent: £24,000 per annum

Subject to Contract





**WISEMAN
COMMERCIAL**



07805 713081

wisemancommercial.co.uk

INFORMATION & VIEWING

Please contact the sole letting agents:

Contact:

Gary Wiseman MRICS

Telephone or text:

07805 713081

E-mail:

gary@wisemancommercial.co.uk

Website:

www.wisemancommercial.co.uk

Casparcom Limited trading as Wiseman Commercial, give notice as agents for this property, for themselves and for their clients that:

1. They have no authority to make or give any representations or warranties in relation to the property. These brochure particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not intended to be comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities included with the property. Purchasers or lessees must accordingly satisfy themselves by inspection or otherwise as required.