



Flexible Commercial Suites

**EDISON WAY, HARFREYS INDUSTRIAL ESTATE
GREAT YARMOUTH NR31 0NG**

TO LET

LOCATION

The property is located on Edison Way, just off Morton Peto Road on the Harfreys Industrial Estate.

It lies adjacent to Stuga Limited and there is ample allocated parking to the front of the building.

DESCRIPTION

A mixture of ground and first floor office/studio/storage areas, in a combination of large open plan spaces, smaller individual rooms and ancillary areas.

- A ground floor reception provides access to a large open plan area (25m x 6m), seven smaller side rooms, kitchen, male and female wcs, store cupboard and shower room.
- A first-floor landing area provides access to a large open plan office area (30m x 6m), seven smaller side rooms, four further offices, storeroom and wcs.
- Flexible suite sizes are available to let by landlord sub-division, so applicant requirements can be explored by viewing and discussion with the agent/landlord.
- The accommodation is recently re-decorated and has lighting, heating and power distribution.
- Floor finishes can be added by agreement, subject to the tenant use.
- Generous 'on-site' car parking is available to the front and rear of the property.

PERMITTED USE

The suites are suitable for use as offices, training rooms, leisure or alternative uses (by discussion).



Ground floor



First floor

ACCOMMODATION

Net internal areas

sq. m. (sq. ft.)

Ground floor: 298.0 (3,206) plus ancillary areas

First floor: 332.0 (3,572) plus ancillary areas

Total 630.0 (6,778)

NB. Ancillary areas include lobbies, corridors, wcs, cupboards, shower.

The accommodation has an allocation of up to 30 car parking spaces, to be allocated pro-rata based upon final letting suite sizes.

ENERGY PERFORMANCE CERTIFICATE

Band D (valid to September 2029).

TENURE

Leases are available for a minimum 3-year term (subject to status)

RENT

Rent will be calculated based upon floor area and fit-out requirements, using a base rate of £5.00 per sq. ft. per annum plus VAT.

Subject to Contract

BUSINESS RATES

The current assessment for the whole property is RV£40,500 (April 2026).

NB. Revised rating assessments will be obtained by the landlord subject to the sizes of the suites created by sub-division.





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COMMERCIAL**



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INFORMATION & VIEWING

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