



**UNIT 3 MARINE PARK, GAPTON HALL ROAD
GREAT YARMOUTH NR31 0NB**

FOR SALE or TO LET

KEY FEATURES

- Located at Marine Park, just off Gapton Hall Road
- Modern detached workshop/office building
- Circa 0.50-acre site area
- Well-presented and maintained by the current owners
- Ground floor: workshop areas with staff amenities
- First floor: tech-labs, offices and meeting rooms
- Large secure yard: surfaced and fenced
- Steel frame, brick and profiled cladding (6m eaves height)
- New roof and solar panels added
- UPVC double glazed windows and doors
- 2 roller shutter doors

ACCOMMODATION

Gross internal	<i>sq. m.</i>	<i>(sq. ft.)</i>
Ground floor	444	(4,779)
First floor	283	(3,046)
Total	727	(7,825)
External	<i>sq. m.</i>	<i>(sq. ft.)</i>
Yard area and parking	1372	(14,763) approx.



SERVICES

- 3 phase electricity supply
- Mains water and drainage
- Oil fired central heating system
- Solar panel installation

ENERGY PERFORMANCE CERTIFICATE

Band D (valid to October 2035).

BUSINESS RATES

A split of the current combined assessment for unit 3-4 (RV £95,500) will be required upon sale or letting (see agent for details).

PLANNING

Use Class E (Commercial, business and services).

TENURE

Freehold (Title NK255710) is available for sale, or to let.

TERMS

Freehold: £700,000 (plus VAT)

or

Lease: £55,000 per annum (plus VAT)

Subject to Contract





**WISEMAN
COMMERCIAL**



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wisemancommercial.co.uk

INFORMATION & VIEWING

Please contact the sole letting agents:

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