



**UNIT 4 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 0.92-acre site area
- Well-presented and maintained by the current owners
- Ground floor: workshops, offices & staff amenities
- First floor: tech-labs, offices and meeting rooms
- Large secure yard: fully surfaced, gated 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	857	(9,222)
Workshop mezzanine	97	(1,047)
First floor	421	(4,531)
Total	1,375	(14,800)
External	<i>sq. m.</i>	<i>(sq. ft.)</i>
Yard area and parking	2,835	(30,500) approx.



SERVICES

- 3 phase electricity supply
- Mains water and drainage
- Oil fired central heating system
- Solar panel installation
- Fire alarm and emergency lighting systems.

ENERGY PERFORMANCE CERTIFICATE

Band B (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 NK112090) is available for sale, or to let.

TERMS

Freehold: £1,200,000 (plus VAT)

or

Lease: £95,000 per annum (plus VAT)

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.