



**MARINE BASE WAREHOUSES & OFFICES
BREYDON ROAD, GREAT YARMOUTH NR31 0AJ**

LEASE FOR ASSIGNMENT

KEY FEATURES

- Riverside site, just off Breydon Road.
- Warehouse 1 (375 sq.m.) with staff amenities
- Warehouse 2 (300 sq.m.) for purely storage use.
- Prestigious associated 2nd floor office suite (160 sq.m.)
- All units are well maintained and presented
- Ample yard and car parking included

ACCOMMODATION

Gross internal	sq. m.	(sq. ft.)
Warehouse 1	375	(4,035)
Warehouse 2	300	(3,228)
2nd floor offices	160	(1,721)
Total	835	(8,984)

SERVICES

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

ENERGY PERFORMANCE CERTIFICATE

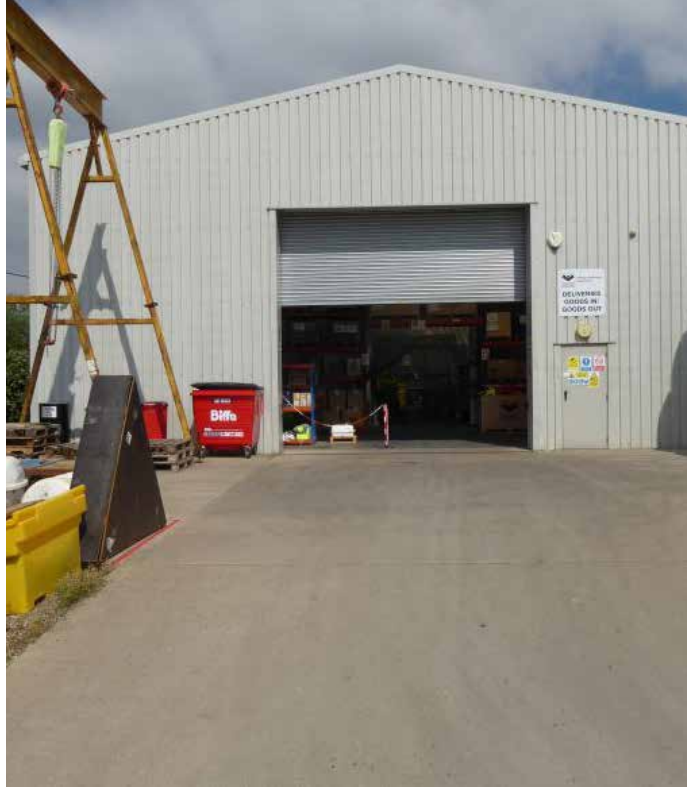
EPCs are in the process of renewal.

BUSINESS RATES

Warehouses: Rateable Value £42,250

2nd floor office suite: Rateable Value £8,700

Total rates payable for the 2026-27 rating year are £20,279



SERVICE CHARGE

There is a service charge, payable by fair proportion, in relation to the maintenance/lighting of the common parts areas and services, plus the heating of the office building and maintenance of the shared yard areas.

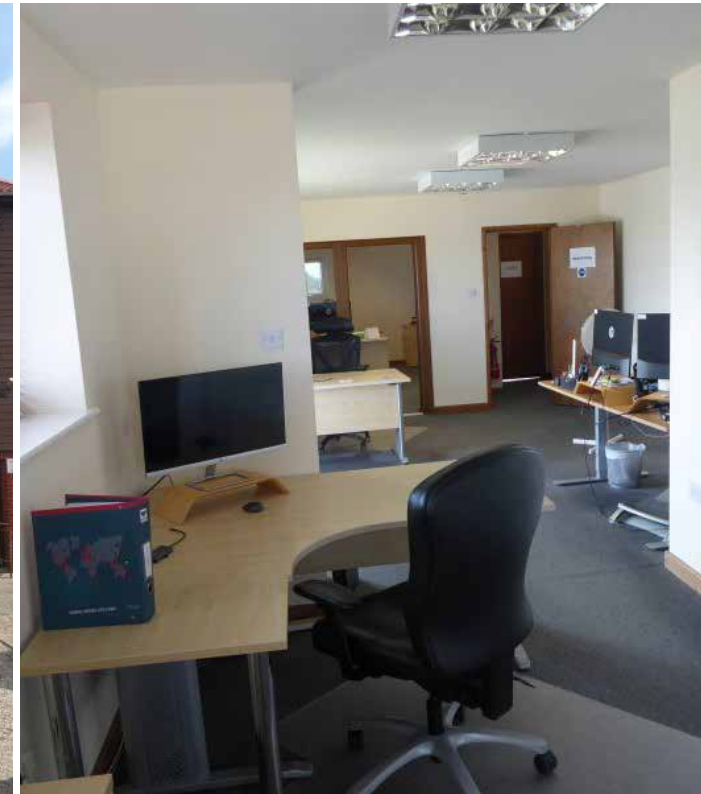
PERMITTED USE

The permitted use under the lease is for Class B2 or Class B8 uses, suitable for commercial business and warehousing use, with associated offices.

TENURE

The lease available for assignment runs until 31st July 2031, hence circa 5-years remaining.

The current rent passing is £38,000 per annum with 3-yearly rent reviews by retail price indexation, the next due on the 1st August 2027.





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COMMERCIAL**



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INFORMATION & VIEWING

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