



Offices, Workshop & Yard

Unit B Munnings Court Harfreys Road Great Yarmouth, NR31 0LS

£18,250 pa Leasehold

EPC Rating D

LOCATION

Harfreys is a popular and bustling industrial/trade estate positioned just off the A47 approximately 1.5 miles south of Great Yarmouth Centre. The immediate surrounding area is popular with a wide variety of trade counter and engineering businesses. Nearby occupiers include J W Munnings Plant Hire, Hubble & Co, East Coast Insulations and Pod-Trak. Importantly, the new third river crossing to the Quay areas of the town is very close by.

DESCRIPTION

The property comprises a modern detached industrial/trade counter business unit of steel portal frame construction with part brick and part steel profile sheet clad elevations beneath a pitched roof.

The main access to the unit is via a pedestrian door which opens into a ground floor office with toilet and stairs which leads to first floor open plan office with windows to the front. The main workshop is accessed from the office and also via a large roller shutter door and provides a clear open plan area with a minimum eaves of 5.50 m and there is also a workshop toilet. Power and lighting will be provided and the roller shutter door is electric.

Externally there is car parking and yard area to the front and a secure large yard to the side.

SCHEDULE OF ACCOMMODATION

We have measured the unit in accordance with the RICS Code of Measuring Practice and the following Gross Internal Floor areas are provided:

| | | |
|-----------------------|--------------------|----------------------|
| Ground Floor Workshop | 96 sq m | (1,033 sq ft) |
| Ground Floor Office | 32.8 sq m | (353. sq ft) |
| First Floor Office | 48.4 sq m | (521 sq ft) |
| Yard | | |
| Total | 177.20 sq m | (1,907 sq ft) |

TERMS

The property is available on a new lease basis for a term of 5 years at a rent of £18,250 pa plus VAT.

BUSINESS RATES

The property is listed as Warehouse and Premises with a rateable value of £15,250 with rates payable of approximately £7,600.

COSTS

Each party will be responsible for their own costs.

VIEWING

Strictly by appointment with the sole agents, BYCROFT COMMERCIAL: tel: 01493 844489 or email: db@bycroftestateagents.co.uk.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements