



Ground Floor High Specification Office

98.75 m² (1,063 SqFt)

Office

To Let

MODERN OPEN PLAN OFFICE

CAR PARKING

EPC RATING B

CLOSE TO A47

HIGH QUALITY BUSINESS
PARK

Unit 1, Wellington Park , Beacon Park, Great Yarmouth, Norfolk NR31 7BB

Beacon Park is an Enterprise Zone positioned approximately two miles south of Great Yarmouth town centre immediately adjacent to the A47 trunk road leading to Lowestoft and the A146 leading to Norwich. Beacon Park has a number of significant business occupiers many relating to the offshore energy sector including National Oilwell Varco, Proserv, Pharos Marine and Pentagon Logistics.

There are good park facilities including Scribbles Nursery, Travelodge and a Toby Carvery Pub.

Description

A ground floor open plan office built to a good specification including suspended ceiling with CAT 7 lighting, comfort heating and cooling, raised floors with a small number of floor IT boxes. Fully secure and self-contained with its own kitchen. Shared use of toilet facilities including disabled. Lobby area and main access to the front.

Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice and calculate the following approximate net internal floor area:

Description	m ²	Sq Ft
Unit 1	110.05	1,185

Terms

The property is available on a new full repairing and insuring lease, for a term to be agreed, at an initial rent of **£12,500 per annum exclusive**.

The common area costs and electricity will be shared with the first floor occupier. Buildings insurance and service charge are also payable. Please contact the Agents for further details.

Business Rates

The property has been entered onto the Valuation Office Agency website as the following:

Description: Office and Premises

Rateable Value: £9,300

Rates Payable 2026/2027: £4,017.60

Legal Costs

The incoming tenant will be responsible for both parties reasonably incurred legal fees.

VAT

Our client reserves the right to charge VAT in line with current legislation.

Energy Performance Certificate

The property has an EPC rating of: B

Viewing and further information

Strictly by appointment with the joint sole letting agents

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SUBJECT TO CONTRACT - GWBG/njr/120

