



UNITS 2,4 & 5 SINCLAIR COURT, GREAT YARMOUTH, NR31 0NH

INDUSTRIAL/ WAREHOUSE UNITS

- Established industrial estate location
- Well located close to the A47
- Units available to let separately or combined

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BROWN & CO

Property and Business Consultants
brown-co.com

TO LET FROM £7,900 TO £32,600 PAX

FROM 88.8 TO 340.56 Sq m (FROM 955 TO 3,728 sq ft)

Location

Sinclair Court is located on the James Court Industrial Estate, in Great Yarmouth a coastal town with a population of 99,800 (2021 census). It is situated approximately 1.3 miles south-west from the town center, 20 miles from Norwich, 9 miles from Lowestoft.

Nearby occupiers include Swift Enterprises, Coastground Limited, Phoenix Alarms & Safety Services, Expro (North Sea) Ltd and Gapton Car Hire.

Description

Each property comprises an industrial/warehouse unit of steel portal frame construction under a pitched roof with approximately 20% roof lighting. Unit 5 has a small mezzanine. Minimum eaves height is approximately 3.7 m 12 ft

Units 2 and 4 have 2 parking spaces and unit 5 has 3.

Accommodation

The properties comprise the following gross internal floor areas:-

Description	sq m	sq ft	Rent pax
Unit 2	85.80	955	£7,900
Unit 4	85.80	955	£7,900
Unit 5	168.96	1,818	£12,700

Services

We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

Business Rates

Business rates will be the responsibility of the occupier. The premises have the following previous assessments:-

Description	Unit 2	Unit 4	Unit 5
Rateable Value	£7,600*	£6,900*	£7,800*

*The rateable values are below the minimum value threshold and an occupier may therefore be eligible for small business rates relief. Please contact Great Yarmouth Borough Council Business Rates team for further information.

Tenure

The properties are available to let on new full repairing and insuring leases for a term of years to be agreed.

Energy Performance Certificates

The properties have the following EPC ratings:

Unit 2 – E (116)
Unit 4 – E (118)
Unit 5 – E (112)

VAT

It is understood that the properties are elected for VAT and VAT will be charged in addition to the rent.

Viewing & Further information

Strictly by appointment with the sole letting agent:-

Brown & Co

The Atrium
St George's Street
Norwich
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