



**Employment Use Land – Light Industrial & Office Uses**  
0.93 Hectares (2.3Acres)

Plot Sales

For Sale

DIRECT ACCESS TO A47  
PORT CENTRIC LOCATION  
ENTERPRISE ZONE STATUS  
SIMPLIFIED PLANNING  
PROCESS VIA PERMITTED  
DEVELOPMENT  
ESTABLISHED 25 ACRE  
BUSINESS PARK  
INTERNATIONALLY  
RENOWNED LOCATION FOR  
OFFSHORE INDUSTRY

**Site 16, Beacon Park, Gorleston, Great Yarmouth,  
Norfolk NR31 7RA**

Great Yarmouth is a dynamic commercial centre encompassing a broad range of key business sectors. Beacon Park is located to the south of Great Yarmouth, adjacent to the A47 and provides excellent access to Great Yarmouth, Lowestoft, Norwich and the wider road network. Beacon Park has been allocated as one of the sites within the Great Yarmouth and Lowestoft Enterprise Zone.

Enterprise Zone status is designed to encourage business development and generate jobs through a combination of financial incentives and reduced planning restrictions.

## Description

Freehold plots are available for Light Industrial or Office development. The Local Development Order for Beacon Park allows greater permitted development rights and speeds up the planning process for the development of new business premises which comply with the Design Code.

## Accommodation

TOTAL SITE 2.3 Acres (0.93 Hectares)

## Terms

Please contact the agent.

## Business Rates

To be assessed. Please contact the agent for further information.

## Legal Costs

Each party to bear its own legal costs.

## VAT

VAT will be charged in line with current legislation.

## Energy Performance Certificate

Not applicable.

## Viewing and further information

Strictly by appointment with the sole agents:

**Arnolds Keys 01603 620551**

Guy Gowing

[guy.gowing@arnoldskeys.com](mailto:guy.gowing@arnoldskeys.com)

DDi: 01603 216804

Or Joint sole agents:-

Daniel Bycroft

Bycroft Commercial

[db@bycroftestateagents.co.uk](mailto:db@bycroftestateagents.co.uk)

01493 844484

**SUBJECT TO CONTRACT**

