

Great Yarmouth, Norfolk Cobholm Business Park New Boatyard Building

New Light Industrial Unit
To Let

920.24m² (9,905 sq ft)



New High Specification Light Industrial Unit

- | Brand new high specification building
- | Available immediately
- | Loading door
- | Mezzanine floor
- | Energy efficient building with air source heat pump and solar PV system
- | 14 parking spaces
- | EPC rating A

arnoldskeys.com | 01603 620551
25 King Street, Norwich, NR1 1PD.

New Boatyard Building

Cobholm Business Park,
Crittens Road,
Great Yarmouth,
NR31 0AG

**INDUSTRIAL
TO LET**

920.24m² (9,905 sq ft)

New Boatyard Building

Cobholm Business Park

Great Yarmouth is situated on the east coast of Norfolk, approximately 20 miles east of Norwich and 8 miles north of Lowestoft. Great Yarmouth is an important regional sub-centre for the energy sector, serving the southern North Sea oil and gas industries, and also wind farm operators.

The subject property is located close to Great Yarmouth town centre overlooking the River Yare. The A47 is close by and connects Great Yarmouth with Norwich to the west, and Lowestoft to the south.

There are numerous shopping areas close by, including a Tesco Extra, the Gapton Hall Retail Park with numerous outlets.



New Boatyard Building

Cobholm Business Park

INDUSTRIAL TO LET
920.24m² (9,905 sq ft)

The New Boatyard Building is a brand new high specification light industrial unit which forms part of a high-tech business park with attractive views over the River Yare. The workshop benefits from a mezzanine floor, high-bay lighting, sectional electric loading door (4.3m (w) by 4.9m (h) and a minimum eaves height of 6.6m.

The ground floor office is of a high specification and benefits from LED lighting, perimeter trunking, carpet tiles and data cabling. Externally, there are circa 14 car parking spaces and a loading apron.

Accommodation

New Boatyard Building

	M ²	SQ FT ²
Ground Floor	509.33	5,482
First Floor	410.91	4,423
Total	920.24	9,905



Terms

The property is available on a new full repairing and insuring lease, for a term to be agreed, quoting rent upon application.

Business Rates

Description:

Office and Premises

Rateable Value: £174,000

Rates Payable

2026/2027: £83,520

Legal Costs

Each party to bear their own costs.

VAT

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

EPC

The property has an EPC rating of: A.

Viewing & Further Information

Strictly by appointment with the joint agents:

Arnolds Keys
01603 620551

Harry Downing
harry.downing@arnoldskeys.com
DDi: **01603 216806**

Bycroft Estate Agents
Daniel Bycroft
01493 844484

SUBJECT TO CONTRACT
HRD/njr/27933/120





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Trusted Property Experts

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