



Light Industrial Unit
407.65 m² (4,388 sq ft)

Industrial
To Let

- SELF CONTAINED LIGHT INDUSTRIAL UNIT
- LOADING DOOR
- GAS WARM AIR HEATER
- OFFICE, KITCEHN AND WC'S
- PART OF THE SECURE, GATED COBHOLM BUSINESS PARK
- CLOSE TO A47, TESCOS EXTRA AND GAPTON HALL RETAIL PARK

The Workshop, Cobholm Business Park , Crittens Road, Great Yarmouth, Norfolk NR31 0AG

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 in the Cobholm Island area of Great Yarmouth on the edge of the Cobholm estate and 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.

Note: Arnolds Keys for themselves and for the vendors or lessees of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Arnolds has any authority to make or give any representation or warranty whatever in relation to this property.

Description

The property forms part of Cobholm Business Park a new attractively landscaped high-tech business park overlooking the River Yare. The unit comprises a self-contained light industrial unit with roller shutter loading door, personnel doors and parking to the front. This area has been attractively landscaped.

Internally the workshop has a concrete floor, gas-fired warm air heater, 3-phase power, fluorescent strip lighting, power points to the perimeter walls, 2 offices, kitchen and WCs and personnel door. The minimum eaves height to the roof truss is 3.4m and 7.1m to the apex. The workshop has been redecorated but the offices, kitchen and WCs are to be refurbished.

Accommodation

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

Description	m ²	sqft
Warehouse	365.85	3,938
Office/amenity	41.84	450
Total	407.69	4,388

Terms

A new lease is available for a term to be agreed. Quoting terms are available upon application.

Business Rates

The property will need to be re-assessed for business rates.

Legal Costs

Each party to bear their own costs

VAT

The property is elected for VAT therefore VAT will be payable on the rent.

EPC

The property has an EPC rating of: D

Viewing and further information

Strictly by appointment with the joint agents:

Arnolds Keys 01603 216825

Guy Gowing

guy.gowing@arnoldskeys.com

DDi: 01603 216804

Harry Downing

harry.downing@arnoldskeys.com

DDi: 01603 216806

Bycroft Estate Agents 01493 844484

Daniel Bycroft

db@bycroftestateagents.co.uk

SUBJECT TO CONTRACT - NOL/njr/27933/120

