



**Good Quality First Floor Offices**

Nelson House, South Beach Parade, Great Yarmouth NR30 3EQ

**£40,000 pa Leasehold**

EPC Rating TBC

## LOCATION

Nelson House is a detached two storey office located fronting South Beach Parade at its junction with Beevor Road within the South Denes Industrial Area approximately 1 mile south of Great Yarmouth Town Centre. The immediate surrounding area is undergoing considerable redevelopment, improvement and change in relation to the ongoing construction of the North Sea Windfarms. The immediate area is popular with a variety of engineering businesses including C-Mac, RBD Glass. The outer Harbour operated by Peele Ports is closeby.

## PROPERTY DESCRIPTION

The property comprises a detached two storey office building of brick construction under a flat roof. Main access to the building is via a reception area off Beevor Road. The ground floor provides a reception area with lift to the first floor. The first floor provides good quality offices – a mix of open plan and cellular spaces.

The general specification is as follows:-

- Solid Floors
- LG2 Lighting
- Carpeting
- Security Swipe Card Access
- Double Glazed Windows
- Disabled Access and Facilities
- Suspended Ceiling and Acoustic Tiles
- Toilets

Unrestricted car parking is provided to the roads immediately surrounding the property including South Beach Parade and Beevor Road.

## SCHEDULE OF ACCOMMODATION

We have measured the property in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice and the following approximate net internal floor areas are provided.

Offices	743.20 sq m	(8,000 sq ft)
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## SERVICES

Mains electricity, water and drainage are connected to the property, heating is provided via a gas central heating system.

A service charge will be levied in respect of the common services provided such as heating and lighting of the demised area provision of toilets and kitchen, common area cleaning, general building maintenance and insuring etc.

## TERMS

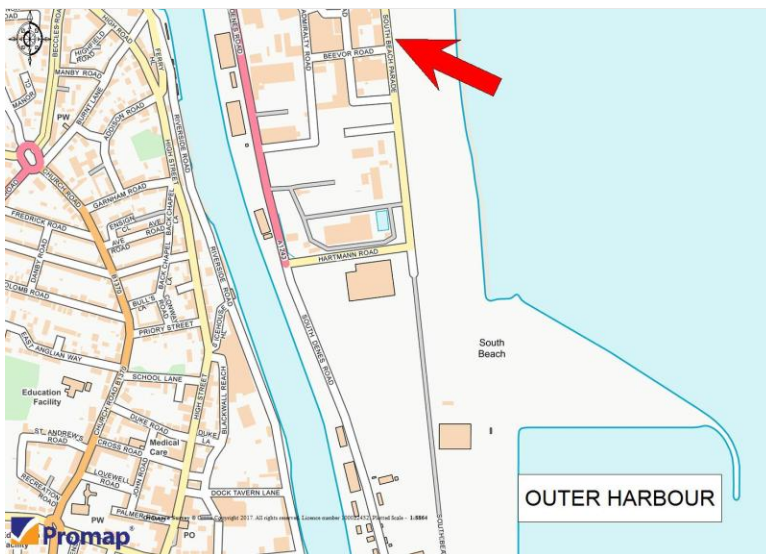
The vacant property is available on a new lease basis as a whole or in part for a term to be agreed. The quoting rent for office areas will be £5.00 per sq ft per annum. Please contact the agent to discuss the specific terms required on separate parts of the space.

## BUSINESS RATES

The property is currently assessed as a single heriditament and will require a reassessment. Please contact the agent for up to date rates payable information.

## VIEWINGS

Strictly by appointment with the sole agents.  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements