



Ground Floor High Specification Offices

Unit 1 Wellington Park, Beacon Park, Gt Yarmouth, NR31 7BB

£12,500 pa

EPC Rating B

LOCATION

Beacon Park is an Enterprise Zone positioned approximately two miles south of Great Yarmouth town centre immediately adjacent to the A47 trunk road leading to Lowestoft. The A146 leading to Norwich is close by and also easily accessible. Beacon Park has a number of significant business occupiers many relating to the offshore energy sector including National Oilwell Varco, Proserve, Pharos Marine and Pentagon Logistics. There are good park facilities including Scribbles Nursery, Travelodge and a Toby Carvery Pub.

PROPERTY DESCRIPTION

A ground floor open plan office built to a good specification including suspended ceiling with IT lighting, comfort heating and cooling, raised floors with a small number of floor IT boxes. Fully secure and self-contained with its own kitchen. Shared use of toilet facilities including disabled. Lobby area and main access to the front.

In addition, externally seven parking spaces are provided with more parking available on the nearby estate roads if required.

SCHEDULE OF ACCOMMODATION

We have measured the property in accordance with the RICS International Property Standards and the property provides a net internal area of approximately 98.73 sq m (1,063 sq ft).

TERMS

A new lease is available on the property for a term to be agreed at a rent of £12,500 pa. The common area costs and electricity will be shared with the first floor occupier. Buildings insurance and service charge are also payable. Please contact the Agents for further details.

BUSINESS RATES

The property is assessed for Business Rates as Offices and Premises. We are awaiting reassessment, however, we predict a Rateable Value of £8,250 pa with rates payable of £4,125 pa.

VIEWINGS

By appointment with the joint sole agents:

BYCROFT COMMERCIAL; Daniel Bycroft on either 01493 844489 or db@charlesbycroft.co.uk

or

ARNOLDS KEYS; Mark Mayhew on either 01603 620551 or commercial@arnoldskeys.com