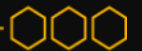




## Industrial Unit To Let

17 Bessemer Way, Great Yarmouth, NR31 0LX



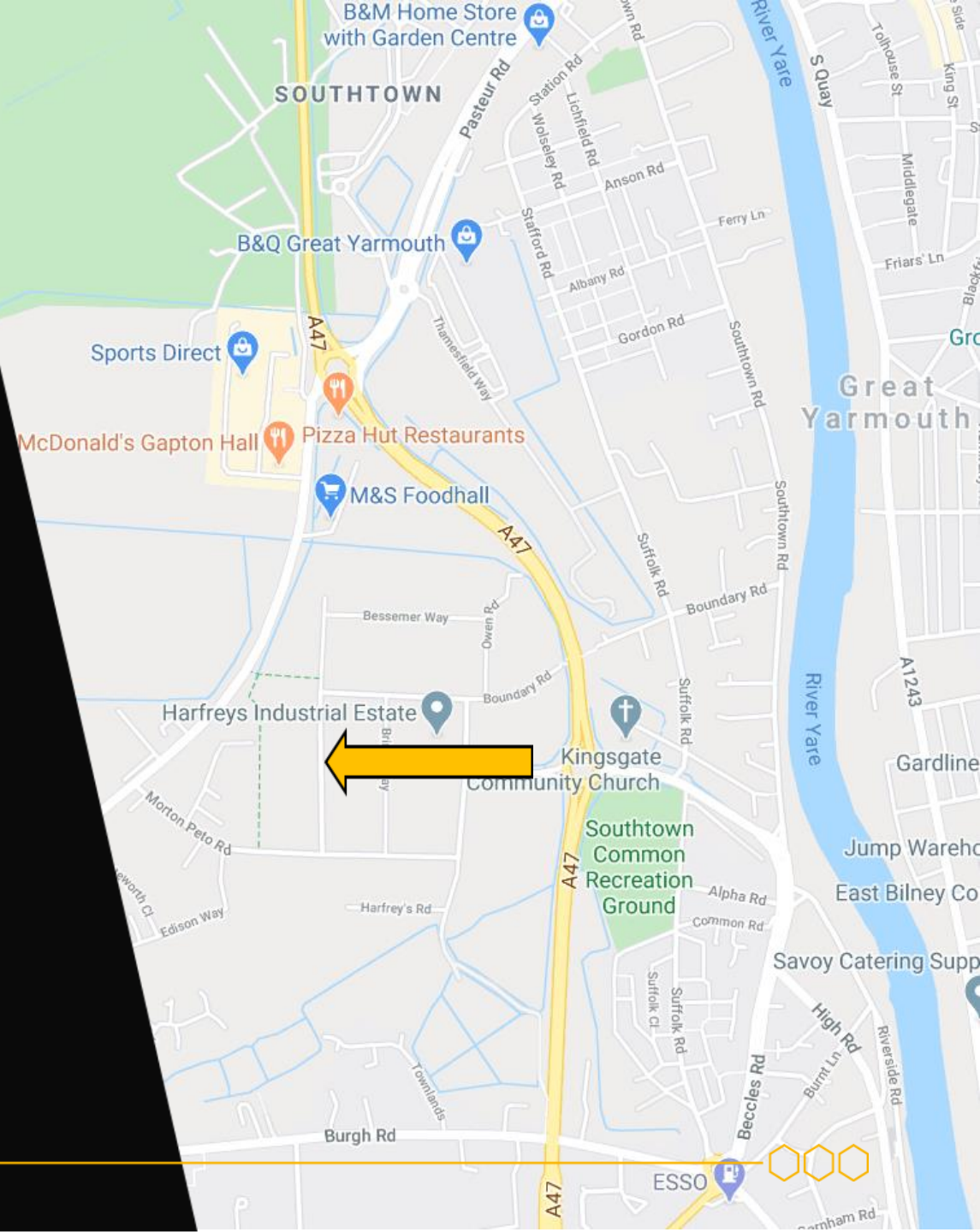
# LOCATION

The property is prominently positioned on Bessemer Way in the centre of the Harfreys Industrial Estate. Harfreys is a popular and bustling trade counter/industrial area positioned just off the A47 on the outskirts of Great Yarmouth.

Nearby occupiers include Howdens Kitchen and Joinery, Transmit Containers, Screwfix and Tool Station.

Norwich – 17 miles

Lowestoft – 7.5 miles

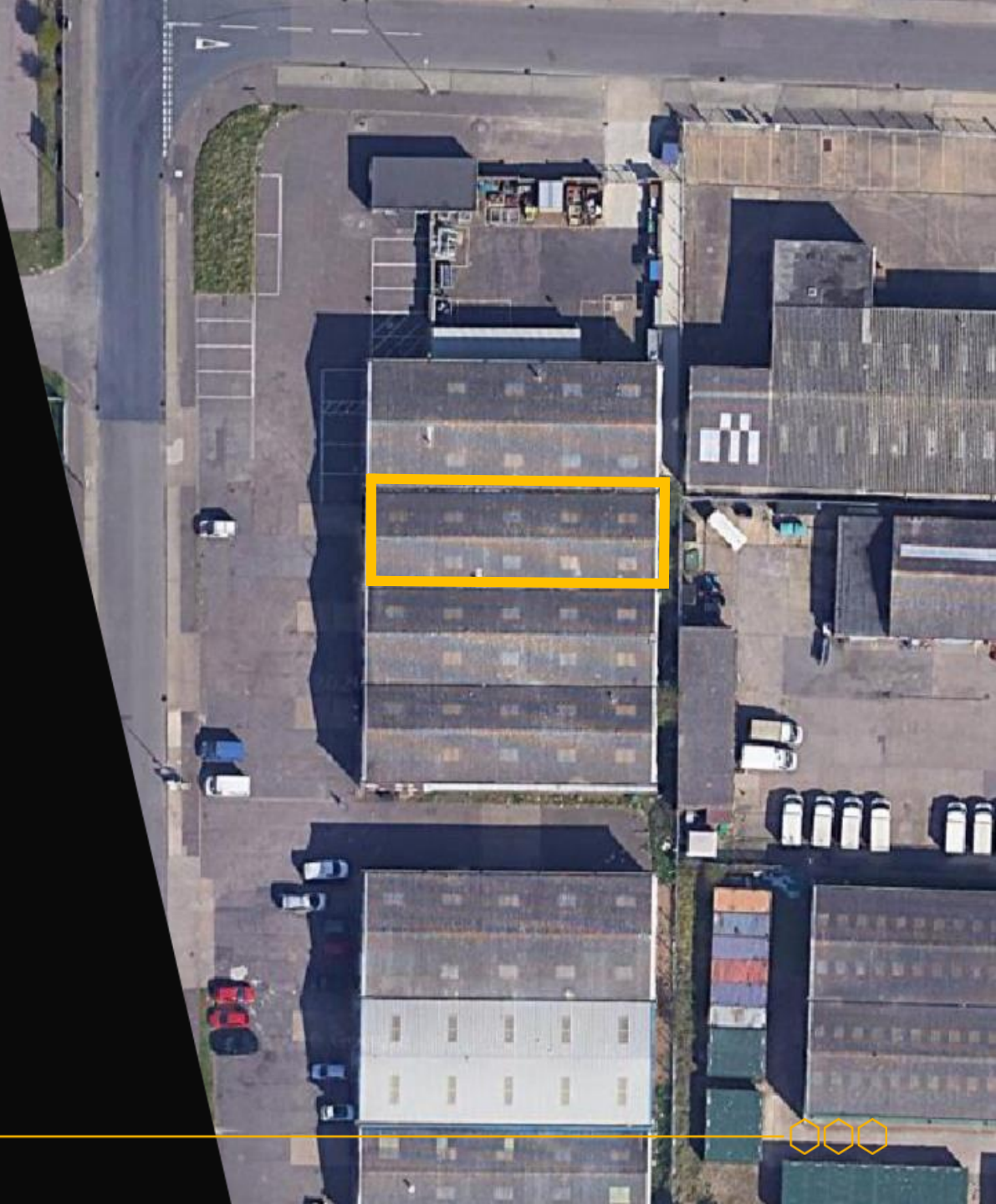


# ACCOMODATION

The property comprises a terraced industrial unit of concrete portal frame construction and corrugated sheet roof.

The unit provides a good quality storage environment benefitting from 4.83m minimum eaves height.

The main access is to the front via a roller shutter door with pedestrian access adjacent. To the front of the unit there is a reception office, toilet and kitchen area on the ground floor. There is also an office, kitchen and toilet on the first floor accessed via stairs. 6 car parking spaces are provided to the front of the unit.



## ACCOMMODATION

The available industrial space provides the following approximate floor areas on a Gross Internal Area (GIA) basis:

Total:                    3,510sq ft     326.1sq m

## RENT & SERVICE CHARGE

£17,500 per annum exclusive.

More information on service charge will be provided upon application.

## TENURE

Available by way of a new lease.

## BUSINESS RATES

Tenant advised to make their own enquiries with the local authority.

## USE

B2/B8 use permitted. Other uses may be permitted, subject to Change of Use & Planning Permission.

## EPC

Available upon request.

## VAT

All figures are exclusive of VAT.

## LEGAL COSTS

Each party to cover their own legal costs.

## CONTACT

Through Joint Sole Agents:

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