

# Substantial commercial complex

## Offices, Workshop, Yards and Parking

Yare House



Waveney House

### Lot 1

Yare House, Morton Peto Road, Gapton Hall Industrial Estate, Great Yarmouth NR31 0LT

### Lot 2

Waveney House, Morton Peto Road, Gapton Hall Industrial Estate, Great Yarmouth NR31 0LT

For Sale



## Yare House

### Location

The site is prominently positioned at the junction of Morton Peto Road and Edison Way in the centre of the established Gapton Hall / Harfreys Road Industrial Estates. Nearby occupiers include Proserve, Moughton Engineering, Scantech, Expro and Baker Hughes.

The A12 is easily accessible providing links to Great Yarmouth town centre (1.5 miles north east), Lowestoft (10 miles south) and Norwich via the A47 (24 miles west).

Great Yarmouth is a significant energy business centre with strong links to offshore gas, oil and the emerging wind energy sector. The Port is close by with access to portside operations within 0.5 miles. The Outer Harbour operated by Peele Ports offers a deep water facility.

### Description

The property comprises two separate properties – **Yare House and Waveney House** – which are joined by a large concrete yard. The lots combined offer a fully enclosed facility however the reinstatement of a dividing fence and the existing separate services means that the two properties are able to be offered separately or together.

#### Lot 1 Yare House

This is the largest part of the facility providing a 3 storey brick built office building together with an adjoining 2 storey prefabricated office building which both wrap around a traditional steel portal frame industrial workshop unit.

The Brick office building was built in 1997 and provides the main reception facility which is security protected operating a swipe card system. A lift and stairs from the reception provide access to all floors. The offices provide a mix of open plan and cellular space with carpets, perimeter IT trunking

(fed by a large Server room), suspended ceilings with inset lighting and air conditioning units. Toilets, canteen and kitchenettes are provided.

The prefabricated building built 1989 offers two floors of open plan/cellular space to a similar specification. This space is linked to the brick built office.

The workshop is accessed by full height roller shutter doors to the side and rear with pedestrian links to the offices. Various laboratories and secure areas have been installed with a side lean to canopy which has been converted to expand the workshop. The unit has a minimum eaves height of 6.1m.

#### Lot 2 Waveney House

This is a 2 storey detached office building originally a brick built building with a later pre-fabricated extension built in 2014. The building has its own access and parking direct from Morton Peto Road.



**Yare House**



**Waveney House**

## Schedule of Accommodation

Measured in Gross Internal Areas (GIA) in accordance with the RICS Code of Measuring Practice (6th edition):

### Yare House

Property	Approx Area	
	Sqm	Sqft
Main three storey offices	1,132.9	12,195
Two storey Pre Fabricated section	331.3	3,566
<b>Sub Total Offices</b>	<b>1,464.2</b>	<b>15,761</b>
Warehouse - Main Unit	753.0	8,105
Warehouse - Extension	307.0	3,305
<b>Sub Total Warehouse</b>	<b>1,060.0</b>	<b>11,410</b>
Mezzanine storage	378.1	4,070
<b>Total Area</b>	<b>2,902.3</b>	<b>31,241</b>

Total Site Area	0.4 ha	1.11ac
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### Waveney House

Property	Approx Area	
	Sqm	Sqft
Ground floor offices/light workshops	144.3	1,553
First Floor Offices	144.3	1,553
<b>Total Area</b>	<b>236.5</b>	<b>3,106</b>

Total Site Area	0.2 ha	0.5ac
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## Business Rates

The property is assessed as a single Hereditament with a Rateable Value of £97,000 (2010).

## Services

All mains services are connected to each site.

Yare House has electric comfort cooling and heating system while Waveney House has a traditional gas wet rad system supplemented by comfort cooling. 3 phase power is provided to the workshop.

## EPC

The property has been assessed as follows:

Waveney House - Has a rating of 56 falling within Band C.

Yare House - Has a rating of 84 falling within Band D.

## Terms

The property is available freehold

Prices Upon Application

## Viewing and further information

Please contact the Joint Sole Agents:



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**Disclaimer:** These particulars are believed to be correct, however their accuracy cannot be guaranteed and they do not form part of any contract. We have not carried out any formal surveys on floor or site areas and these are approximate, nor any tests on the incoming services, installations or appliances. We urge interested parties to arrange their own surveys as necessary prior to purchase or lease. July 2016