

New Lease Available :
Initial Rent £400.00 Per Month plus Service Charge

First Floor Serviced Office - To Let



SUITE 4
MILLENNIUM HOUSE
GAPTON HALL ROAD
GREAT YARMOUTH
NORFOLK NR31 0NL

- 24 sq m (258 sq ft)
- 24 hour access into the building
- Two allocated parking spaces
- Private kitchenette at end of the suite
- Shared reception and toilets
- Large car park



01493 853 853
info@eastcommercial.co.uk

First Floor
21 Hall Quay
Great Yarmouth
Norfolk NR30 1HN

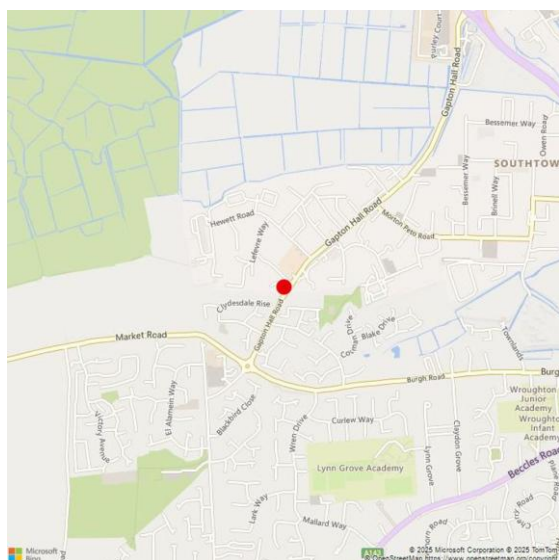
Location

Great Yarmouth has a residential population of 93,400 and a population of 205,000 within half an hour travelling time. The town is the third largest UK seaside destination and it also adjoins the well known Norfolk Broads National Park.

Great Yarmouth is a major employment area with a strong manufacturing and warehousing base and a busy seaport with deep water outer harbour serving the offshore oil and gas industry.

The area has been enhanced in recent years by a steady programme of road improvements which have provided a vastly improved road link to London, the industrial centres of the Midlands and the North. A third river crossing (Herring Bridge) has now been completed.

Located on the edge of Gapton Hall Industrial Estate.



Description

An open plan first floor office with 24 hour access, approx. 24 sq m (258 sq ft) with kitchenette in a block of 6 with a large car park to the front. Shared reception and toilets on ground and first floor.

Accommodation

Suite 4 - First Floor	24 sq. m	258 sq. ft
Private kitchenette, shared reception and toilets		
Total	24 Sq. M	258 Sq. Ft

Energy Performance Certificate (EPC)

The Property has an Energy Performance Rating of "B" (Rating 46). The Certificate and Recommendation Report are available upon request.

Tenure

Leasehold.

Terms

New lease on tenant's full internal repairing terms at an initial rent of £400 per month plus service charge.

Possession

Vacant possession upon completion of a new lease.

Services

Mains water, electricity and drainage are connected to the property. Heating to the Unit is from a shared gas boiler serviced and maintained by the Landlord via radiators, this Unit also benefits from Comfort Cooling from an Air Source Heat Pump.

Planning/Use

Class E - Commercial, Business and Service

Rating Assessment

Rateable Value	£4,150
Rates Payable	£2,070.85 approx

From 1st April 2026 the Rateable Value is £4,500.

An occupier may be eligible for 100% business rates relief subject to successful application to Great Yarmouth Borough Council.

VAT

VAT will not be applicable to the rent.

Legal Costs

Tenant to be liable for Landlord's legal costs in drafting and completing the new Lease.

Viewing and Further Information:
Strictly by prior appointment with the sole agents:
Robin Neve BSc MRICS - Consultant
Hamish Duncan BLE (Hons) - Agency Director
Mike Younger FRICS - Director
Sharon Bray, Laura Driver – Administration
Julian Wright – Asset Manager

www.eastcommercial.co.uk

Consumer Protection from Unfair Trading Regulations 2008 (CPR)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants 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. 3. No person in the employment of Messrs. East Surveyors Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are traveling some distance please check with East Surveyors Ltd on the issue of availability prior to traveling. 5. East Surveyors Ltd and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. East Surveyors Ltd. Please note: Messrs. East Surveyors Ltd for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants 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. 3. No person in the employment of Messrs. East Surveyors Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are traveling some distance please check with East Surveyors Ltd on the issue of availability prior to traveling. 5. East Surveyors Ltd and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.