

FREEHOLD FOR SALE: Guide Price £149,995  
or TO LET: £14,000 per annum

## Versatile Warehouse - For Sale or To Let



UNIT 4  
KNIGHTWOOD COURT  
EDISON WAY  
GAPTON HALL IND. ESTATE  
GREAT YARMOUTH  
NORFOLK NR31 0NQ

- Self-contained unit of 349 sq m (3,755 sq ft)
- Twin vehicle loading doors
- Suit light industrial or warehouse use
- Established estate location



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Star & Garter House  
Row 57  
Off Hall Quay  
Great Yarmouth  
Norfolk NR30 1HS

# Unit 4 Knightwood Court, Edison Way, Great Yarmouth, Norfolk NR31 0NQ

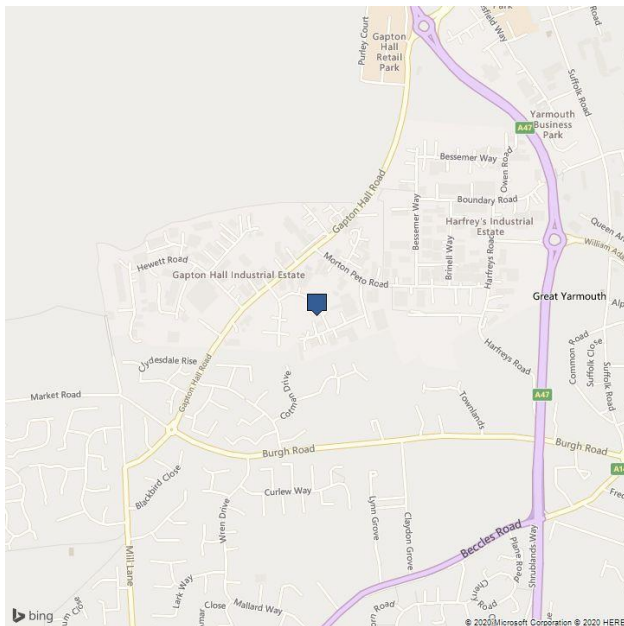
## Location

Great Yarmouth is a major coastal resort which has a residential population of 93,400 and a catchment area of 205,000 people 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.

The unit is located within Knightwood Court, just off of Edison Way on the Gapton Hall Industrial Estate.



## Description

The unit comprises useful warehouse/workshop space of steel portal frame construction and two vehicle loading doors. The overall dimensions are circa 18.00 m depth x 17.17m width, with 4.50m eaves height.

At ground floor level the layout is open plan with a stairwell / lobby and WC facility. At mezzanine level there is a single office and a kitchen.

## Accommodation

Ground Floor	3,325 sq. ft	308.89 sq. m
First Floor	430 sq. ft	39.95 sq. m
<b>Total</b>	<b>3,755 Sq. Ft</b>	<b>348.84 Sq. M</b>

## Terms

The freehold interest is available for sale at a guide price of £149,995. Alternatively the property is available to let by way of a new lease on tenant's full repairing and insuring terms at a rent of £14,000 per annum exclusive of out goings.

## Tenure

Freehold

## Energy Performance Certificate (EPC)

Currently assessed with an Energy Performance Rating of "F" (Rating 141). The Certificate and Recommendation Report are available upon request. Although awaiting re-assessment due to owner's recent improvement works to the building.

## Services

Mains water, 3 phase electricity and drainage are connected to the property.

## Possession

Vacant possession upon completion.

## Planning/Use

B1 & B8

## Rating Assessment

Rateable Value	£15,750
Rates Payable	£7,733.25

Please contact Great Yarmouth Borough Council Business Rates Department 01493 856100 for any discounts available.

## VAT

VAT will not be applicable to the purchase price or rent.

## Legal Costs

Each party to be responsible for their own legal costs.

**Viewing and Further Information:**  
**Strictly by prior appointment with the sole agents:**  
Hamish Duncan BLE (Hons) - Agency Manager  
Mike Younger FRICS, Mark Duffield BSc FRICS - Directors  
Sharon Bray, Laura Driver - Administration

**[www.eastcommercial.co.uk](http://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 measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included.

### 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.