



## Industrial Unit To Let

### 15 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.

#### Tenure

Available on a new Full Repairing & Insuring Sublease for a term to be agreed

#### Accommodation

The property comprises an end 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.

#### Size

Approximate Gross Internal Area (GIA) as follows:

Total:	3,588 sq.ft	333.3 sq.m
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#### Rent

£16,500 per annum exclusive.

#### Service Charge

Upon Application.

#### Business Rates

Rateable Value: £15,500  
Rates Payable 19/20: £7,610.50p.a

#### Use

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

#### VAT

All figures exclusive of VAT.

#### EPC

EPC rating of E.

#### Contact

Through Joint Agents:

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