



ADDRESS

Unit 1, Hammond Road
Great Yarmouth
Norfolk
NR30 4HX

ASKING RENT

£4,000 pax

LARKES

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WAREHOUSE/ STORAGE PREMISES TO LET

Great Yarmouth is situated on the East coast of Norfolk, approximately 20 miles east of Norwich and eight miles north of Lowestoft.

The premises are situated on Hammond Road, located just off Northgate Street one of the principle routes to the Town Centre.

The property comprises a general industrial/warehousing unit of timber frame construction over a solid concrete floor. The property has block work lowers, and a recently renewed felted mono-pitch roof incorporating fibre glass roof lights.

The property benefits from a single phase power supply.

The accommodation is arranged to provide one large workshop/store, with a small mezzanine area and a partitioned office. The minimum clear height is 2.4m increasing to 4.0m. Outside there is a shared yard/parking area.

Accommodation - Measured on a gross internal basis in accordance with the RICS code of measuring practice, the property has the following approximate floor area;

95.5 sq m (1,028 sq ft)

Services - We have not carried out tests of the services or appliances and interested parties should arrange their own tests to ensure these are in working order.

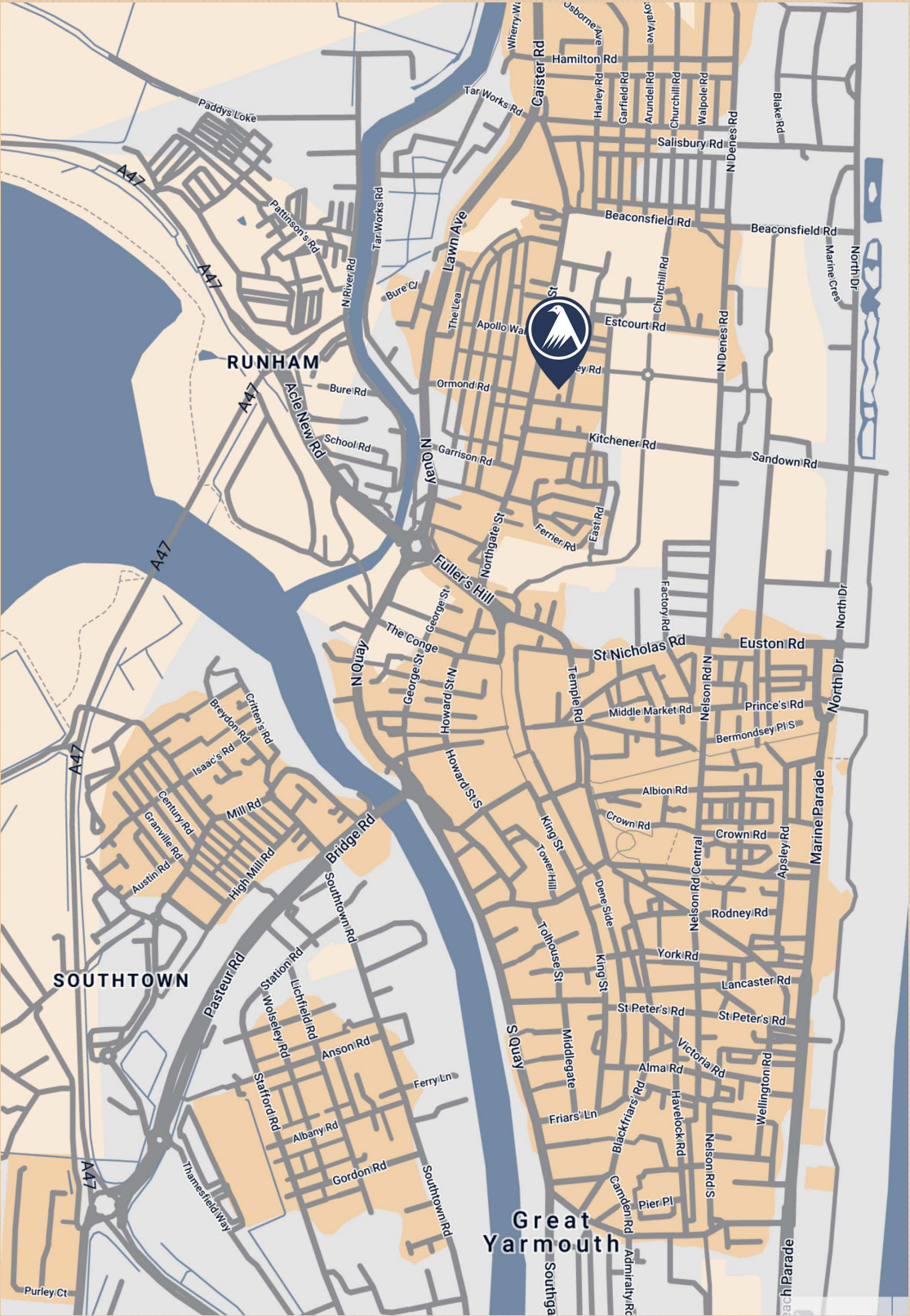
Terms – To let on a new full repairing and insuring lease for a length of term to be agreed.

The premises have the following assessment.

Description: Workshop & Premises
Rateable Value: £2,850

NB: Occupiers may qualify for 100% business rate relief.

Ref: 7191



NOTE: Larkes Estate Agents for themselves and for the vendors or lessees of this property whose agents they are give notice that: (i) the particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given, without responsibility and intending purchasers or lessees 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 item; (iii) no person in the employment of Larkes Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property