

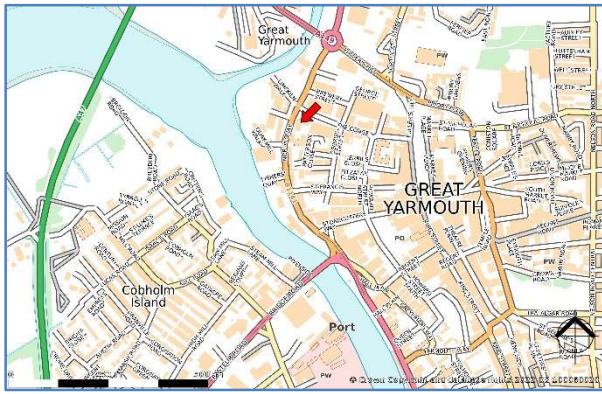
OFFICE

To Let – Three storey office building with parking



36 North Quay, Great Yarmouth, Norfolk NR30 1JE

- **Approx 1,100.35 sq m (11,844 sq ft)**
- **To let as a whole or in separate floors/office suites**
- **Ground floor reception, kitchen/staff facilities on first & second floors**
- **Rear car park providing 30 spaces**
- **To Let new lease terms £15.00 per sq ft per annum exclusive plus VAT**
- **5 minutes' walk to rail station and King Street, close to Kwik Fit & Aldi**

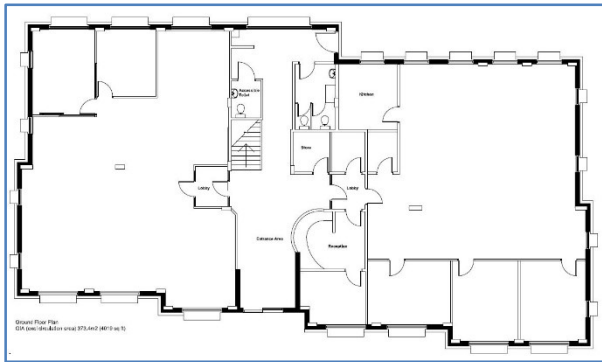


Location

Great Yarmouth is a seaside town on Norfolk's east coast, 20 miles east of Norwich. The town serves a population of some 58,000 and enjoys good communications with the A47, providing links to Norwich and the A11, the A147 and the A12 linking to Ipswich to the south. There are also regular rail services. The town benefits from the North Sea oil industry servicing rigs and also support services for offshore wind farms.

Situation

The property is situated to the west of the town centre, midway between King Street, the principal retail thoroughfare, 4 minutes' walk, and Great Yarmouth Rail Station, 5 minutes' walk. Occupiers close by include Kwik Fit, Aldi, Job Centre and a number of local occupiers.



Description

The property comprises a three-storey building arranged on ground and two upper floors to provide office accommodation with a car park to the rear providing some 30 spaces. The property has the benefit of a ground floor reception and kitchen/staff facilities on first and second floors.

Accommodation

Ground Floor	384.00 sq m	4,133 sq ft
First Floor	361.40 sq m	3,890 sq ft
Second Floor	354.95 sq m	3,821 sq ft
Total Area	1,100.35 sq m	11,844 sq ft

Planning

Use Class E. All interested parties should contact Great Yarmouth Borough Council on 01493 846242.

Energy Performance Certificate

A full copy of the EPC is available upon request, reference 0325-3069-0310-0800-4491, rating E116. The EPC has expired and a new one will need to be commissioned.

Viewing

Strictly by prior appointment with sole agents Penn Commercial on:



Suite C, Orwell House,
The Strand, Wherstead,
Ipswich IP2 8NJ

01473 211933

vanessa@penncommercial.co.uk
penncommercial.co.uk

Legal Costs

Each party to bear responsibility for their own legal costs incurred in this transaction.

Business Rates

Rateable Value £67,500. All interested parties should contact Great Yarmouth Borough Council on 01493 856100.

Terms & Tenure

The premises are available to let on new internal repairing and insuring lease terms, for a term of years to be agreed, at a commencing rental of £15.00 per sq ft per annum exclusive, plus VAT. The property can be let as a whole or in separate floors/office suites.

VAT

Is applicable.

Services & Service Charge

We understand that mains electricity and water are connected to the property. NB: None of the services have been tested and it is the responsibility of the proposed tenant to satisfy themselves as to their operation / condition including IT and telecommunications links. Service charge to be confirmed.

