



## High Quality Business Unit

289.1 m<sup>2</sup> (3,112 SqFt)

Industrial

To Let

MAX EAVES HEIGHT 6.31M

FULL HEIGHT ROLLER SHUTTER DOOR

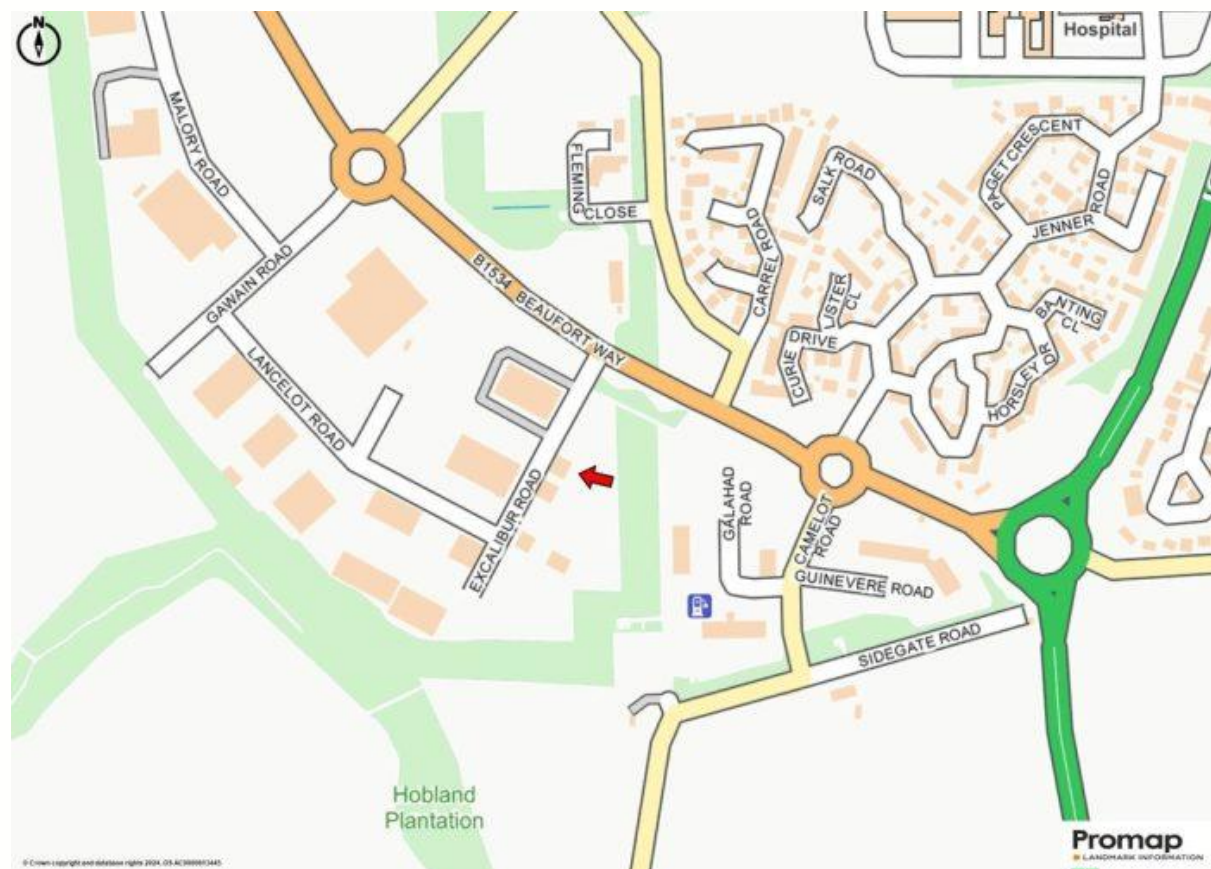
3 PHASE POWER SUPPLY

CAR PARKING

### Unit 6, Blackfriars Court , Excalibur Road, Beacon Park, Great Yarmouth, Norfolk NR31 7RQ

The property is positioned within the Blackfriars Court development of high quality business units on Excalibur Road in the heart of Beacon Park on the outskirts of Great Yarmouth. Beacon Park is a prestigious business location home to a number of high profile engineering businesses including Pro-Serv, Probe Oil Tools and CIS, Nov Hydra Rig with Elmdale and Pentagon Freight.

Beacon Park provides fast and easy access to the both the A47 and the A146. Great Yarmouth town centre and the deep water port facilities are also close by.



Note: Arnolds Keys 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 a 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 use and occupation, and other details are given without responsibility and any intending purchaser 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 of them (iii) no person in the employment of Arnolds has any authority to make or give any representation or warranty whatever in relation to this property.

### Description

A mid terraced steel portal frame business unit finished to a high specification including the following: Warehouse - sealed concrete floor, LED lighting, 3 phase power supply, 6.31m min eaves and full height electric up and over door. Ground floor office - kitchen area and toilet. Externally- front forecourt and parking for up to five vehicles

### Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice and calculate the following approximate net internal floor area:

Description	m <sup>2</sup>	Sq Ft
Unit 6	289.13	3,112

### Terms

The property is available on a new full repairing and insuring lease, for a term to be agreed, at an initial rent of **£24,500 per annum exclusive**.

### Business Rates

The property has been entered onto the Valuation Office Agency website as the following:

Description: Warehouse and Premises

Rateable Value: £25,250

Rates Payable 2026/2027: £12,625

### Legal Costs

Each party to bear their own costs

### VAT

Our client reserves the right to charge VAT in line with current legislation.

### EPC

The property has an EPC rating of: C

### Viewing and further information

Strictly by appointment with the joint sole letting agents

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SUBJECT TO CONTRACT - GWBG/njr/120

