

Available For Sale : Guide Price £1,950,000 plus VAT
Or New Lease - Initial Rent : £120,000 plus VAT per annum

Unit 4, Marine Park, Gapton Hall Road,
Great Yarmouth, Norfolk NR31 0NL

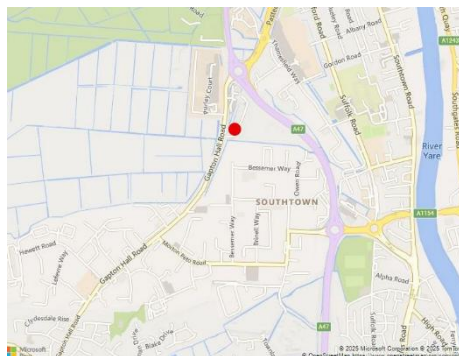


For Sale or To Let High Eaves Warehouse / Workshop with Offices and Yard

- Located on popular industrial estate
- Warehouse / workshop and offices
- 1,385 sq m (14,905 sq ft)
- Large forecourt yard and parking
- Site area approx. 1 acre (0.4 hectare)

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NR31 0NL



Great Yarmouth

Great Yarmouth has a residential population of 93,400 and a population of 205,000 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. A third river crossing (Herring Bridge) has now been completed.

Location

The property is located within the well established Gapton Hall Industrial Estate with easy access to A47. The property occupies a cul-de-sac position accessed just off Gapton Hall Road. Close by is Gapton Hall Retail Park.

Description

High quality large detached warehouse / workshop and office premises with surfaced parking and yard accessed via double gates and enclosed with high fencing.

The property comprises a high eaves (6m+) warehouse / workshop unit with roller shutter and personnel door access.

The unit is built to a good specification being steel framed with elevations of part brick and block and upper parts clad with profiled steel sheeting under a pitched corrugated sheet roof (recently re-roofed before addition of solar panels). To parts of the north-west and north-east elevations are small brick built extensions under felt roofs. Windows and doors are Upvc double glazed.

The existing use as headquarters for an offshore engineering company means the property has been improved and maintained to a high standard.

Internally the building has been adapted over time and arranged as a mix of warehouse / workshop area with roller shutter access (two roller shutters) and with reception area, offices, meeting rooms, lab rooms, stores and staff welfare facilities. The unit has additional mezzanine areas.

The building is on a generous sized site which extends to approximately 0.4 hectare (1 acre) and provides areas for parking, deliveries and storage and with the potential to extend / construct additional units (s.t.p.c).

Agent's Note: the seller will require access to and use of a test tank and tank workshop located in the yard of Unit 4 for a period of up to 3 years post sale.

Accommodation

Unit 4		
Ground floor workshop / warehouse and offices	805.6 sq. m	8,688 sq ft
First floor offices	291.6 sq. m	3,188 sq. ft
Mezzanine areas	288.0 sq. m	3,099 sq. ft
Total	1,385.2 Sq. M	14,905 Sq. Ft

Services

Mains water, electricity and drainage are connected to the property. Oil fired central heating from a boiler and air source heating / cooling. The property has solar panel system (total number 104) enabling major electrical cost savings.

Tenure

Freehold. Land Registry Title Number:
Unit 4 Marine Park - NK112090

Terms

The freehold interest is offered for sale at a guide price of £1,950,000 plus VAT
or
New lease on tenant's full repairing and insuring terms at an initial rent of £120,000 plus VAT per annum exclusive of outgoings.

Possession

Vacant possession upon completion of a sale or new lease.

Planning

Use E - Commercial, Business and Service.

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Business Rates

The current Rateable Value for Units 3 & 4 combined is £85,500 and which will require a split upon completion of a sale or letting. Approximate rates payable for 25/26 are £47,452.50.

From 1st April 2026 the Rateable Value is £95,500.

EPC

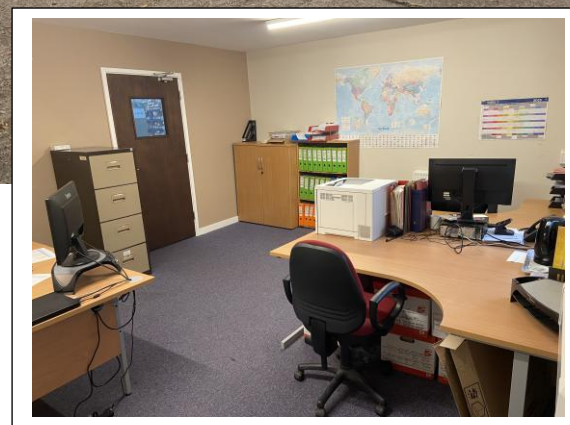
The Property has an Energy Performance Rating of "B" (Rating 50). The Certificate and Recommendation Report are available upon request.

VAT

We understand that VAT will be applicable to the purchase price or the rent.

Legal Costs

Both parties will be responsible for their own legal costs.



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Identity Checks / AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Agent Details

For further details please contact:

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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.

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