



Freehold

Paperclip, Marine Park, Gapton Hall Rd, Great Yarmouth, NR31 0NL

Prominent Industrial / Trade Unit



Viewing/Further Information

BNP Paribas Real Estate

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Location

The unit is situated in a prominent location, along Gapton Hall Rd in the Southtown Industrial Estate, Great Yarmouth. The industrial estate is accessed via A12 which provides good connections to Lowestoft and to Norwich, via the A47.

Description

The unit comprises of a large ground floor warehouse area, with first floor office accommodation and a mezzanine area providing further internal storage. The warehouse benefits from an eaves height of 5.6m and has allocated car parking for 12 cars.

Floor Areas

DESCRIPTION	SQ FT	SQ M
Warehouse	3,222	299.3
Mezzanine	2,060	191.38
First Floor Offices	1,167	108.42
TOTAL	6,449	599.1

(The above floor areas are currently subject to measurement)

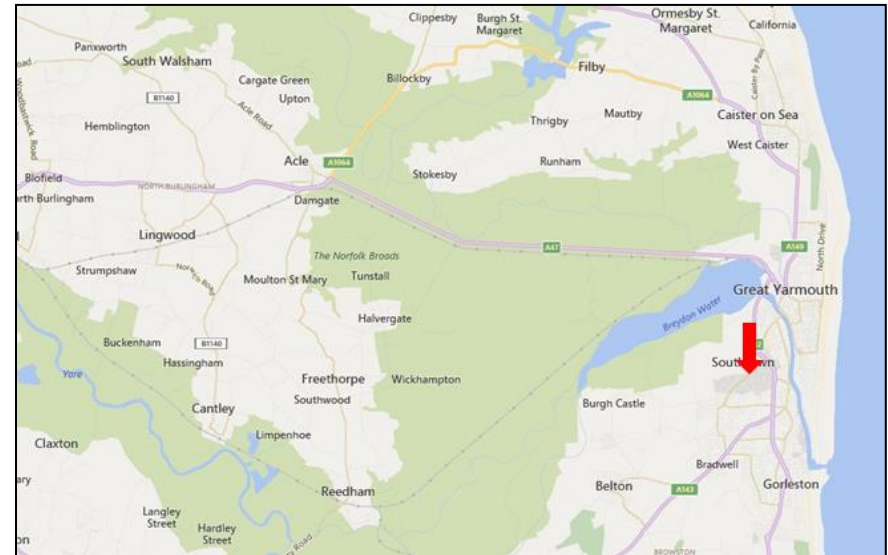
Terms

Offers invited for the freehold interest on terms to be agreed.

Price

On application

(Subject to contract)



VAT

We are awaiting confirmation as to the VAT status of the property

EPC

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Legal Costs

Each party to bear their own legal costs incurred during this transaction.

Services

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