

Iconic Office Building with Various Suites Available To Let



HAVENBRIDGE
HOUSE
NORTH QUAY
GREAT YARMOUTH
NORFOLK
NR30 1HZ

- Office suites from 1,000 sq ft
- Largest grouping of floors to provide up to 23,832 sq.ft.
- Lift service, comfort cooling and car parking
- Offices available immediately
- Rents from £10 psf
- Each floor and lifts are DDA compliant



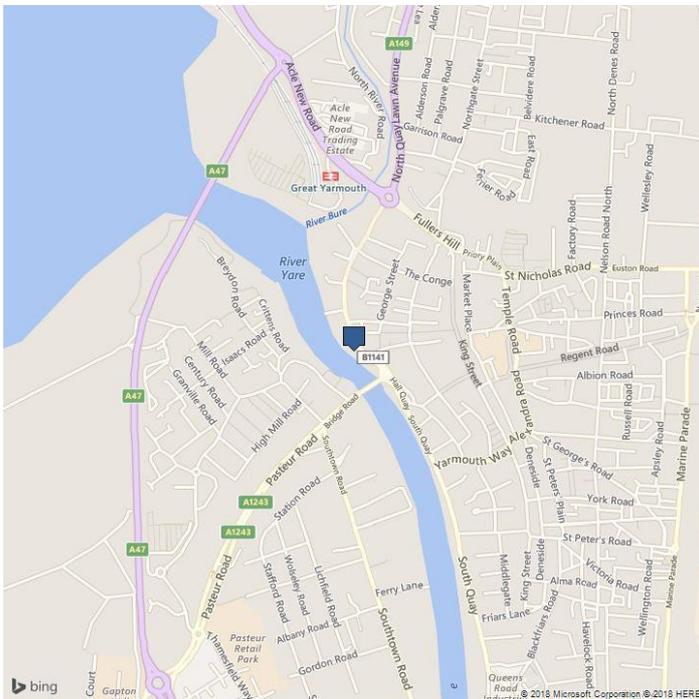
01493 853 853
info@eastcommercial.co.uk

Star & Garter House
Row 57
Off Hall Quay
Great Yarmouth
Norfolk NR30 1HS

Havenbridge House, North Quay, Great Yarmouth, Norfolk NR30 1HZ

Location

Great Yarmouth has a resident population of 93,400 which swells considerably during the holiday season. The town is also the centre of a significant tourist area with the well known Norfolk Broads National Park located nearby. Great Yarmouth is a major East Coast town with a strong manufacturing and warehousing base together with a busy sea port serving the hi-tech offshore gas, oil and wind farm sectors. 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 new deep water outer harbour has recently been completed.



Description

An iconic Great Yarmouth skyline building offering DDA compliant, modern, large, comfort cooled offices. The building is close to the heart of the town, shopping centre, railway station and all amenities. The offices all have great all round views of the town, Norfolk Broads and the coastline.

Accommodation

Suites from 1,000 sq ft (92.9m²) to 7,944 sq ft (738 m²) available.

Tenure

Leasehold

Lease Term

Internal repairing with flexible terms from 18 months. Longer terms necessary for bespoke requirements. A Service Charge will be applicable.

Energy Performance Certificate (EPC)

The Property has an Energy Performance Rating of "71" (Rating C). The Certificate and Recommendation Report are available upon request.

Services

We understand that mains water, electricity and drainage are connected.

Possession

Vacant Possession on completion.

Planning/Use

B1

Rating Assessment

Separately assessed.

VAT

All rents and prices are quoted net of VAT. In the event of buildings being classed as "Taxable Buildings", or owners deciding to opt for buildings to be classed as such, all prices or rents quoted will be subject to the addition of VAT at the standard rate.

Legal Costs

Both parties will be responsible for their own legal costs.

Viewing and Further Information:

Strictly by prior appointment with the sole agents:

Hamish Duncan BLE (Hons) - Agency Manager
Mike Younger FRICS, Mark Duffield BSc FRICS - Directors
Sharon Bray, Laura Driver - Administration

www.eastcommercial.co.uk

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 Chartered Surveyors Ltd. Please note: Messrs. East Chartered 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 Chartered 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 Chartered Surveyors Ltd on the issue of availability prior to traveling. 5. East Chartered Surveyors Ltd and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.