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**Open storage sites with Buildings**  
0.53 to 2.43 Hectares (1.3 to 6.0 Acres)

**Storage Land**

**To Let**

**SECURE CONCRETED  
COMPOUND**

**SUITABLE FOR A VARIETY OF  
OPEN STORAGE USES**

**SECURE YARD PREMISES**

**ENTERPRISE ZONE RATES  
RELIEF MAY BE AVAILABLE**

**South Denes Road, Great Yarmouth, Norfolk NR30  
3PY**

The sites are located on South Denes industrial area, close to the port and the deep water outer harbour ( East Port ).



Location and Description

Great Yarmouth is a busy port serving the gas and oil industry.

The sites are located on South Denes, fronting South Denes Road, the main road serving the port.

The sites comprise fully secure fenced yard/area with gated access to South Denes Road. The surface is a mixture of tarmac, aggregate and soil

Schedule of Accommodation

We have measured the property using Promap and the areas are as follows:-

Former ITS Site provides approximately 1.30 acres (0.526 hectares), subject to survey.

Havenshore North Site provides approximately 4.71 acres (1.906 hectares), subject to survey.

Buildings on Havenshore North comprise of:

Description	M²	Sq. Ft
Laboratory	18.41	198
Dispatch	33.62	362
Workshop	196.38	2,114
Store	165.81	1,785
Offices	136.29	1,468

Terms

The premises are available to let on a new lease, for a term to be agreed. **Rent on application.**

Please contact the agents for further information.

Business Rates

To be assessed. Please contact the agents for further information.

Legal Costs

The ingoing tenant will be responsible for both parties' reasonably incurred legal fees.

VAT

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

EPC

Please contact the Agents for further information.

Viewing and further information

Strictly by appointment with the joint sole agents:

Arnolds Keys Commercial Department – 01603 216825

Nick O'Leary 01603 216827  
[nick.oleary@arnoldskeys.com](mailto:nick.oleary@arnoldskeys.com)

Or

Bycroft Commercial – 01493 844489  
Dan Bycroft  
[db@charlesbycroft.co.uk](mailto:db@charlesbycroft.co.uk)

SUBJECT TO CONTRACT – MRM/hcc/GYEP/120

