

INDUSTRIAL / STORAGE UNIT TO LET

Located on an established light industrial estate on the outskirts of Hopton-on-Sea, conveniently positioned between Gorleston and Lowestoft with easy access to the A47.

The unit offers **versatile open-plan space** suitable for storage, light industrial use, subject to any necessary consents.

It benefits from a **roller shutter door for loading and access**, separate personnel entrance, and shared toilet facilities.

The wider site provides **secure gated access and CCTV**, making this a practical option for a small business, tradesperson or local company seeking accessible commercial space.

Please note: No vehicle repairs, servicing or vehicle sales are permitted.

Industrial / storage unit

Roller shutter loading door

**Suitable for workshop or
storage use**

**Established light industrial
estate**

**Convenient location between
Gorleston and Lowestoft**

**Secure site with lockable gates
and CCTV**





Monthly Rental:
£600

Deposit:
£600

Fees Payable

Building Insurance

Amount varies depending on the property. Where required, this fee is payable monthly alongside the rental payment.

Business Rates

Rateable Value: £4,250

Business rates applicable. Small Business Rate Relief may be available, subject to eligibility.

Administration Fee

£360 (Inc. VAT)

Compliance Fee

£30.00 payable to a third-party compliance provider for identity verification and Anti-Money Laundering (AML) checks.

Unit 27
Hall Road
Great Yarmouth
Norfolk
NR31 9AX

**If you wish to view the property or
require any further
information, please contact us by
one of the following options:**

Telephone: 01502 446000

E-mail: info@steelandco.co.uk

You can find us at:

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92 High Street
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