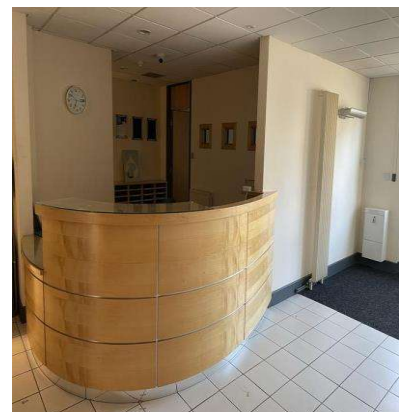
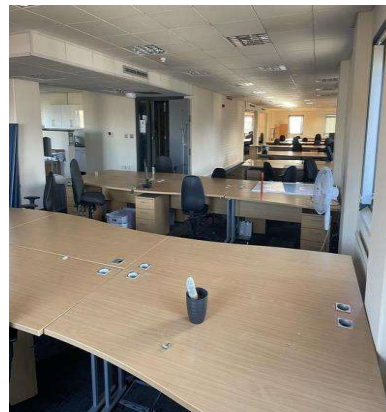


OFFICES AVAILABLE

**SPACES RANGING FROM
3821 - 9711 SQ FT
AT £15 PER SQ FT**

- Secure entry to main door and offices
- 24-hour access
- Car parking
- Flexible terms
- Easy access to A47
- Kitchen and WC facilities including disabled on Ground Floor



36 North Quay
Great Yarmouth
Norfolk
NR30 1JE



Full Description:

We are pleased to offer this substantial office unit measuring a total of 11,844sq ft (stms) spread over three floors. Due to the property size, it does have the potential to be split into individual office suites and arranged to suit the needs of the tenant.

There are a total of 30 car parking spaces, along with a large reception area, kitchen and WC facilities, including disabled.

Ground Floor - Suite 1: 185sq m / 2000sq ft (stms)

First Floor: 361.40sq m / 3,890sq ft (stms)

Second Floor: 354.95sq m / 3,821sq ft (stms)

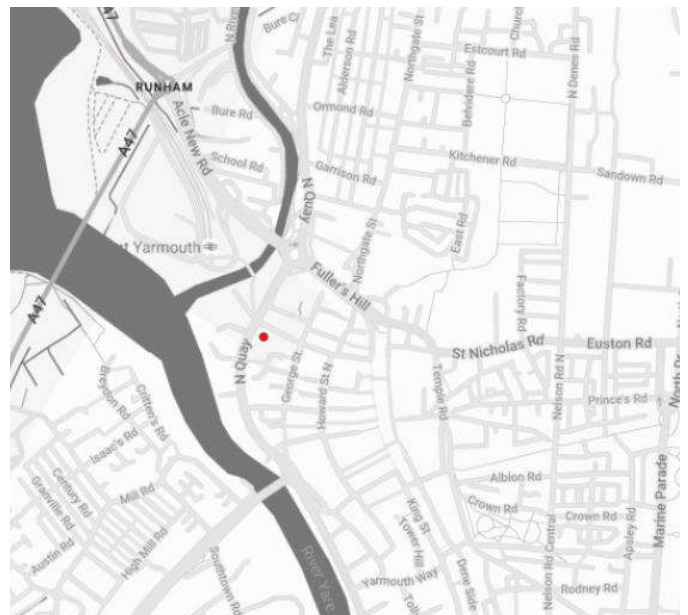
Total Area: 901sq m / 9711sq ft (stms)

EPCs:

Please contact Peter Colby Commercial for further details.

Location:

North Quay is located just off the A47 and then off Fuller's Hill Roundabout. The train station is within walking distance and there are numerous bus stops in the surrounding area. North Quay offers great access to any route.



SUBJECT TO CONTRACT

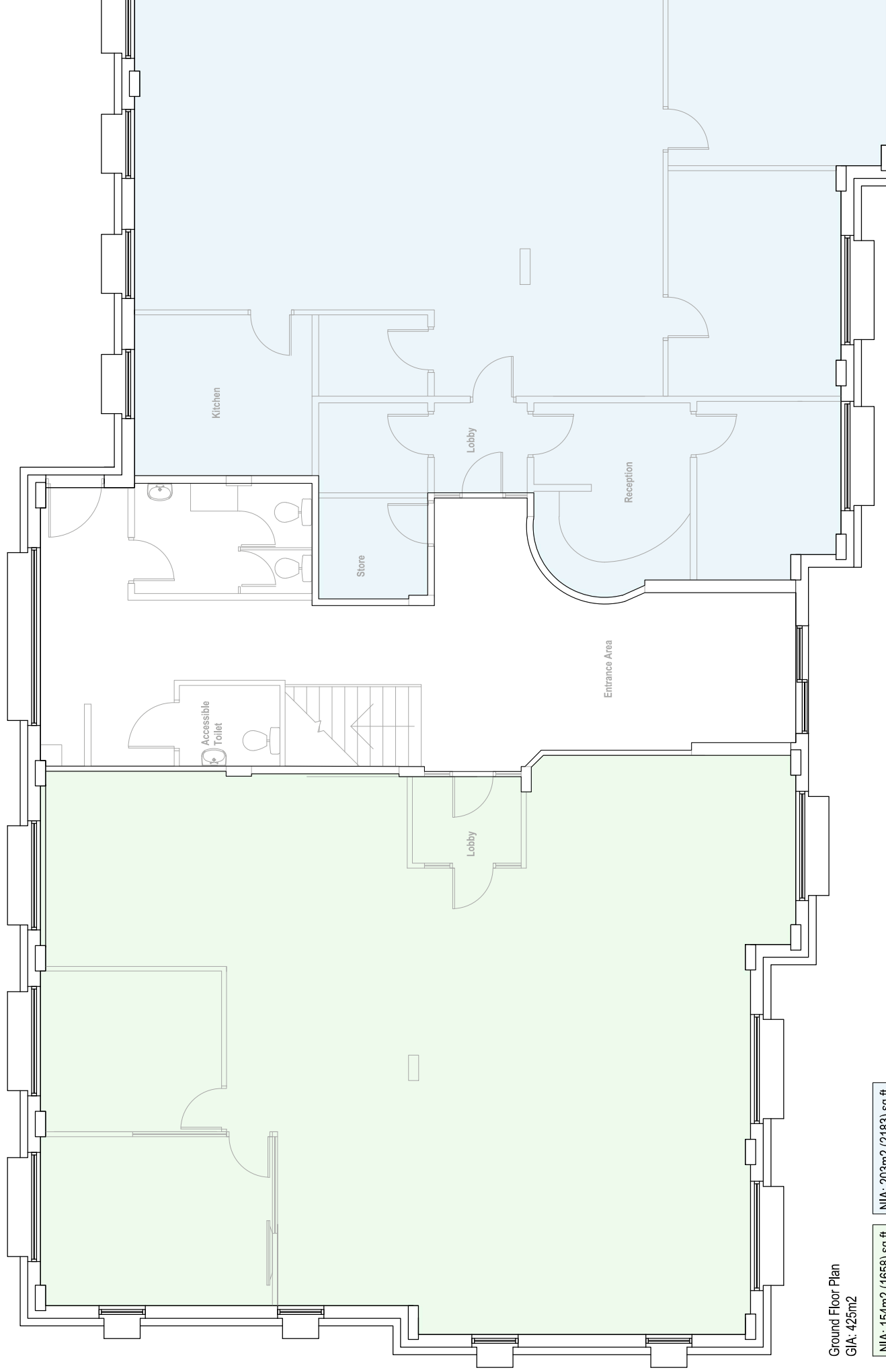
You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website www.commercialleasecode.co.uk

IMPORTANT NOTICE

Peter Colby Commercial Ltd for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:

- The particulars are set out as a general outline only for the guidance of intending purchasers or tenants and do not constitute, nor constitute a part of, an offer or a contract.
- All descriptions, dimensions, reference 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.
- No person in the employment of Peter Colby Commercial Ltd has any authority to make or give any representation or warranty whatever in relation to this property

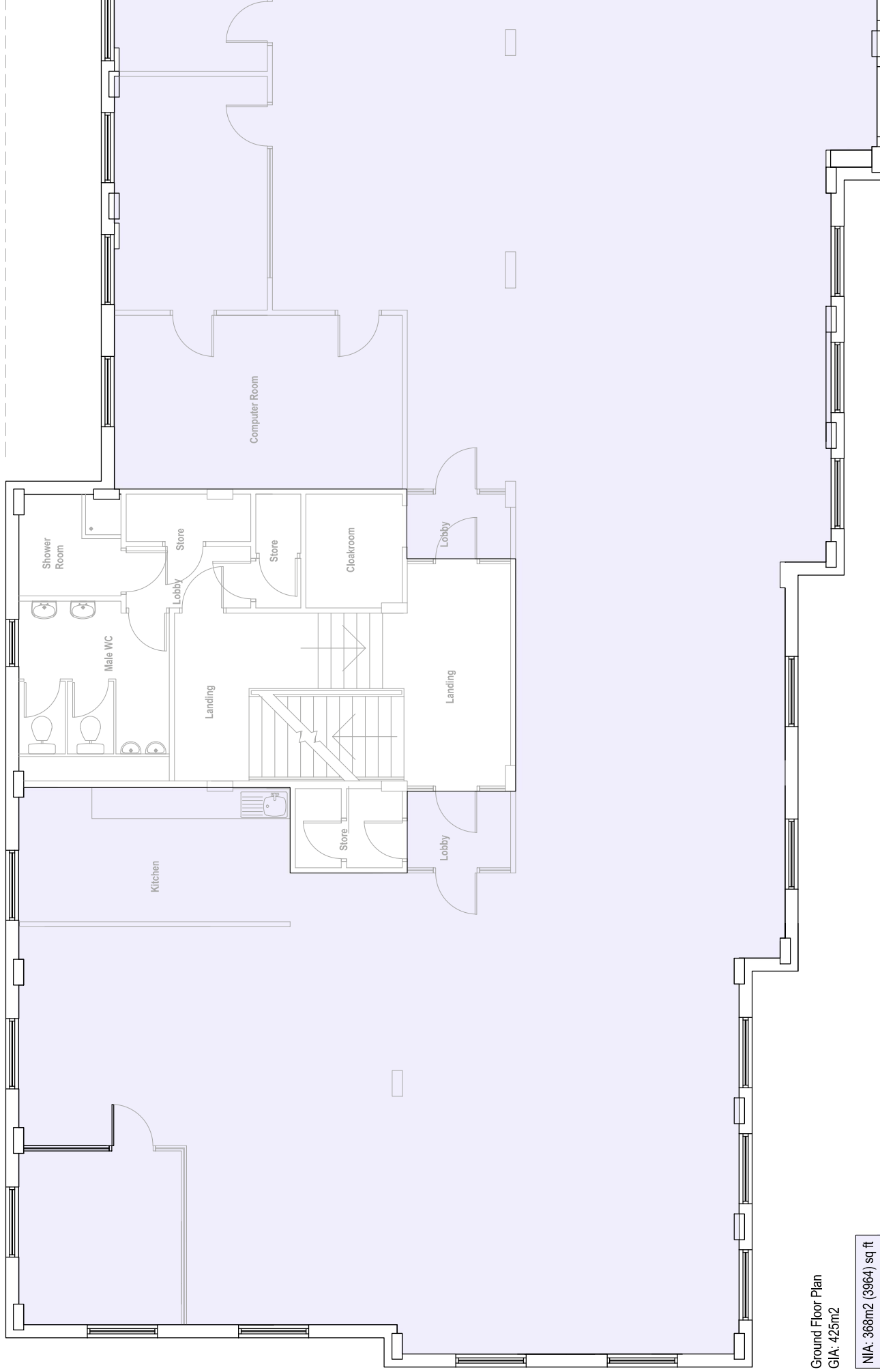
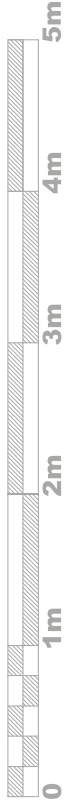
SCALE BAR 1:100



Ground Floor Plan
GIA: 425m²

NIA: 154m² (1658) sq ft
NIA: 203m² (2183) sq ft

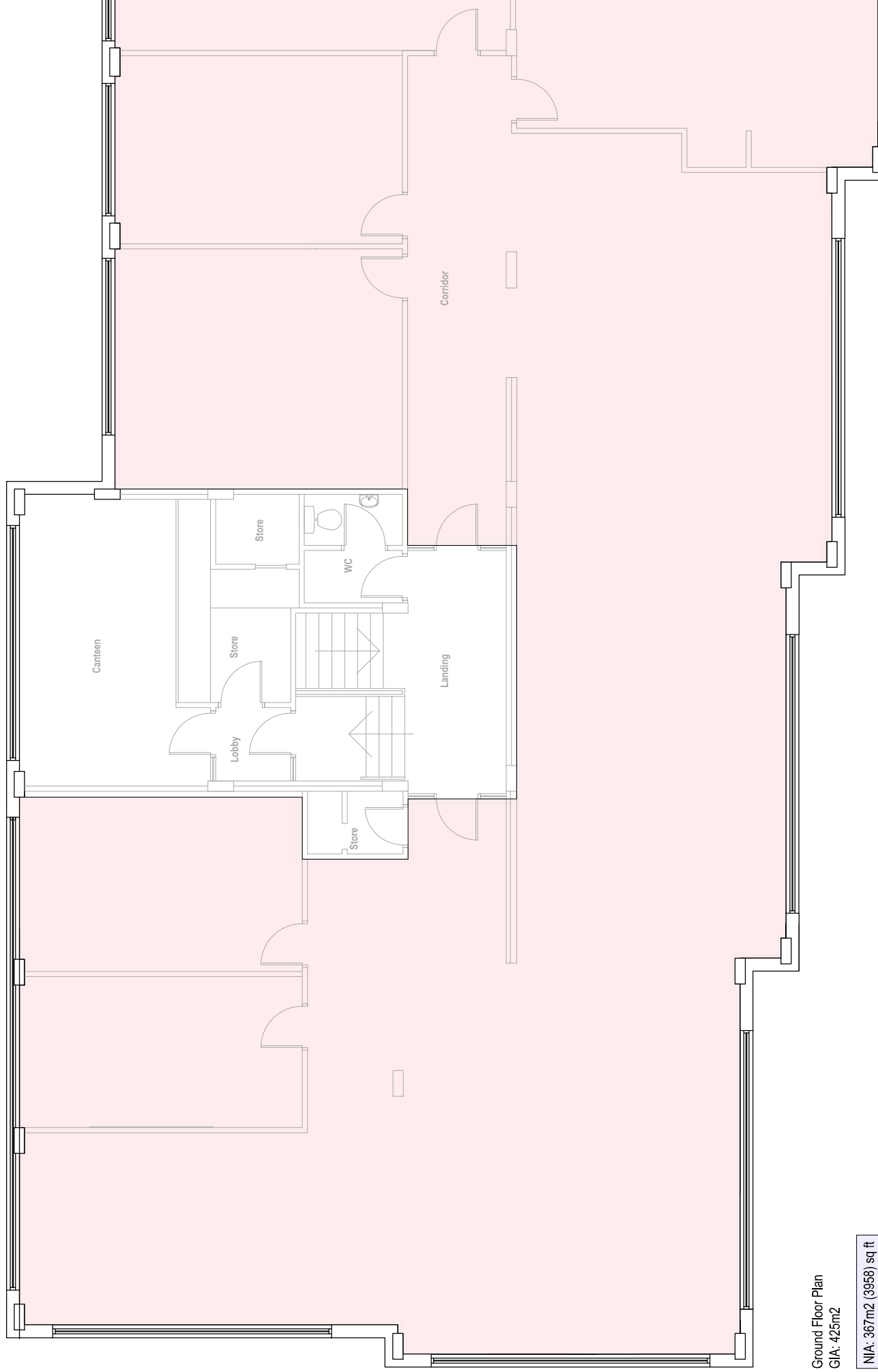
SCALE BAR 1:100



Ground Floor Plan
GIA: 425m²

NIA: 368m² (3964) sq ft

SCALE BAR 1:100



Ground Floor Plan
GIA: 425m²

NIA: 367m² (3958) sq ft