



The Gift House Admiralty Road, Great Yarmouth, Norfolk, NR30 3NS

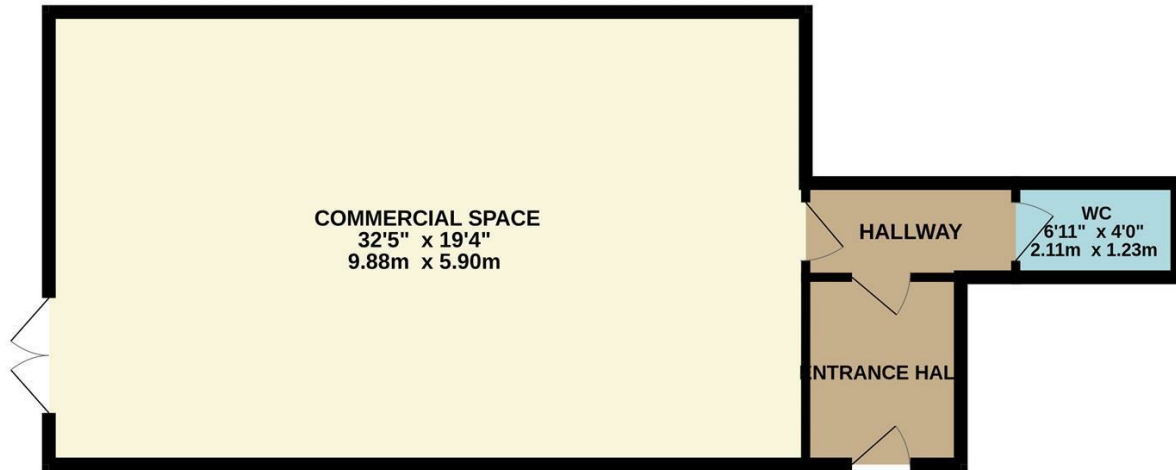
Newly-converted, 750sq ft ground floor commercial space, located in industrial area of Great Yarmouth.

- Newly-converted commercial unit.
- Ground floor unit with multiple access points.
- Approximately 750sq ft of floorspace.
- Located in the heart of Great Yarmouth's industrial sector.
- Ideal for office, storage, a base for tradespeople or many other uses.
- £900pcm with flexible lease terms available.
- Immediately available to view.

£900 Per Calendar Month

GROUND FLOOR

745 sq.ft. (69.2 sq.m.) approx.



TOTAL FLOOR AREA : 745 sq.ft. (69.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	