



North Quay,
Great Yarmouth
NR28 0NB



To Let

High specification offices from
1,055 sq ft (98 sq m) to 19,246 sq ft (1,788 sq m)

- Generous on-site parking at 1 space per 794 sq ft
- Easy access to the town centre and A47
- Prominent landmark building

www.havenbridgehouse.co.uk

Location

Great Yarmouth is a popular coastal town, situated 20 miles to the east of Norwich accessed via the A47.

The A47 also connects to Lowestoft 10 miles to the south and the Midlands in the east. Ipswich is 53 miles away via the A12 and it's an approximate 2 hour drive to the M25.

Havenbridge House is located just to the west of the town centre, adjacent to the River Yare and close to the Haven Bridge. The A47 and Great Yarmouth railway station are within a short drive, where there is a half hourly rail service to Norwich at peak times.

With a population of 98,500 people, the town is a major hub for the UK's offshore wind and energy industry and it has a modern multi-purpose port with a deepwater outer harbour.



Description

Havenbridge House is a multi-storey, landmark building providing refurbished Grade A office space available for immediate occupation.

There is a spacious ground floor reception with lift and stair access to the upper floors.

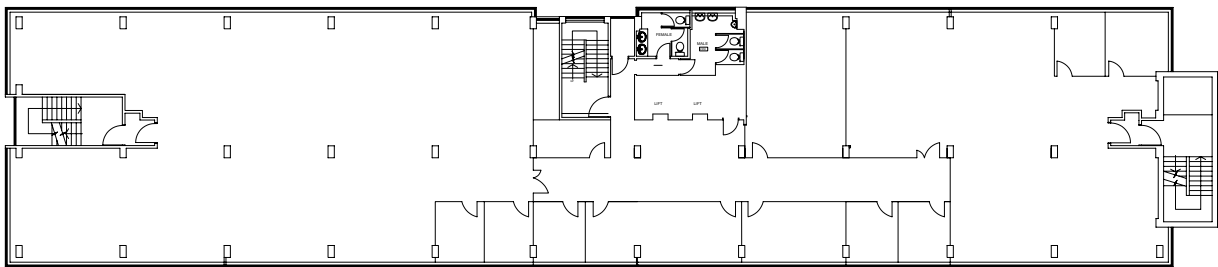
The specification includes:

- **Comfort cooling and heating**
- **Suspended ceilings with recessed lighting**
- **Perimeter dado trunking**
- **Carpets**

There are male and female WCs in the common area, as well as meeting rooms and kitchen areas.

The building has high speed IT fibre connection and there are impressive views over the river and towards the coast from the upper floors in particular.

Floor Plan



SECOND FLOOR LAYOUT

Accommodation

The following net lettable areas are available:

Part Fifth Floor	1,540 sq ft	143 sq m
Third Floor (South)	4,101 sq ft	381 sq m
Second Floor	7,728 sq ft	718 sq m
Ground & Part First Floor	4,822 sq ft	448 sq m
Part Ground Floor (Rear)	1,055 sq ft	98 sq m
Total	19,246 sq ft	1,788 sq m

The ground and part first floor has its own separate self-contained entrance.

Car parking is provided at 1 space per 794 sq ft. Additional spaces are available by separate agreement.



Service Charge

There is a service charge to cover the Landlord's expenditure on communal services to the common areas, which is levied on a pro-rata basis. Further details upon request.

Terms

New effectively full repairing & insuring leases are available on flexible terms.

Rent upon application.





Further Information

For further information or to arrange a viewing, please contact the joint sole agents:



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