

New Lease Available

Initial Rent : £12,000 Per Annum

Unit 9, Lowestoft Enterprise Park, School Road, Lowestoft, Suffolk NR33 9NA



A modern commercial unit - TO LET -

- Warehouse / workshop unit
1,333 sq ft (124 sq m)
- Office & wc facilities
- Good height vehicle door
- 2 car parking spaces to front
- Established business estate

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First Floor
21 Hall Quay
Great Yarmouth
Norfolk NR30 1HN

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Lowestoft

Lowestoft is England's most Easterly town and second largest in Suffolk with an active port. Employment includes fabrication for the off shore industry, wind farms, CEFAS Laboratory and Birds Eye Factory. The south shore of Lake Lothing has in part undergone re-development with food stores, business parks, small industrial units and marina complexes. A third river/lake crossing was completed in 2024.

Lowestoft forms part of East Suffolk Council's administration area and has an urban population of approximately 71,000 with a summer increase with its involvement in the holiday industry. Lake Lothing has locked access to the Broads (via Oulton Broad) with its water borne access to Norwich, Great Yarmouth and the Norfolk Broads.

Lowestoft has excellent connectivity, with a main railway station to London (Liverpool Street (122 miles, approx. 3 hours) and Norwich (28 miles, approx. 42 minutes). Norwich has the nearest major airport. The town is serviced by the A12 trunk road which connects to the A14 near Ipswich (46 miles) and gives access to Felixstowe. The A146 gives access to Beccles and Norwich. The A47 runs 10 miles north to Great Yarmouth.

Location

The unit is situated within a terrace of self-contained units which form Lowestoft Enterprise Park located to the south shore of Lake Lothing and accessed via School Road from Victoria Road (B1531). The B1531 links Oulton Broad to the west and Lowestoft town centre and A12 to the east. The new third river crossing (Gull Wing Bridge) has been completed.

Description

A modern unit with access from roller shutter door which measures approx 3.5m wide x 3.2m high and with height to underside of eaves of approximately 4.2m.

The most recent occupier split the previous open plan warehouse / workshop into three rooms to operate their clothing distribution business and which can be reinstated. An internal door system has been placed across the roller shutter and which again can be reinstated to enable full use for access purposes.

Accommodation

Workshop	1,101 sq. ft.	102.3 sq. m.
Office	232 sq. ft.	21.6 sq. m.
WC facilities		
Total	1,333 Sq. Ft.	123.9 Sq. M.

Services

Mains water, electricity, gas and drainage are believed to be connected to the property.

Tenure

Leasehold.

Terms

Lease is for a multiple of 3 years on effective tenant's full repairing and insuring terms. A service charge is applicable to include external building maintenance, roller shutter door servicing, annual boiler servicing, landscaping and common area maintenance. Buildings insurance is not included in the service charge. Further details available from the agent.

Possession

Vacant possession upon completion of a new lease.



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Planning

Class E (Commercial Business & Service).

Business Rates

Rateable value is £10,000. Approximately £4,320.00 pa for the current year before any business rates relief to which the tenant may be entitled.

EPC

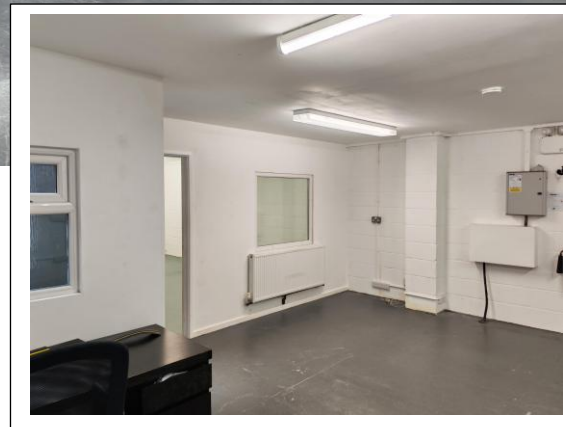
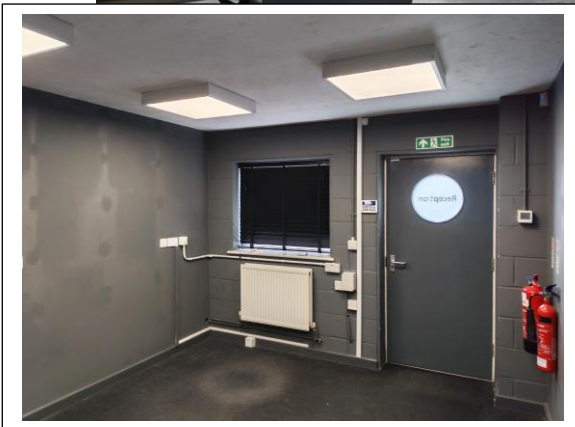
The Property has an Energy Performance Rating of "D" (Rating 81). The Certificate and Recommendation Report are available upon request.

VAT

VAT will be applicable to the rent.

Legal Costs

The Landlord will be instructing solicitors to issue a standard lease. A 3 month rental deposit is required and rent and service charge to be paid one month in advance.



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Identity Checks / AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Agent Details

For further details please contact:

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Consumer Protection from Unfair Trading Regulations 2008 (CPR)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included.

Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. East Surveyors Ltd. Please note: Messrs. East Surveyors Ltd for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references 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. 3. No person in the employment of Messrs. East Surveyors Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are traveling some distance please check with East Surveyors Ltd on the issue of availability prior to traveling. 5. East Surveyors Ltd and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

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