



TO LET

Industrial / Warehouse Unit

11,550 sq.ft (1,073 sq.m)

Unit 11, South Lowestoft Industrial Estate, Lowestoft, Suffolk, NR33 7NL

- Estate is situated prominently along Pinbush Road
- adjacent to the A12

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Areas (Approx. Gross Internal)

Industrial Unit	11,550 sq.ft	(1,073 sq.m)
Total	11,550 sq.ft	(1,073 sq.m)

Description:

A large semi – detached warehouse unit of traditional steel portal frame construction. Providing a clear space working environment with an eaves height of 5.10m (min) to 7.9m (max).

There is a large roller shutter door to the front and a second one to the side. With personnel door access to the offices at the front. Various fire escape doors around the property.

Offices are provided at the front of the unit at ground and first floor level including a reception office, larger general office with a boardroom upstairs.

Toilets and kitchen are provided to the opposite side with an attached single story assembly workshop to the rear and basic storage above accessed by stairs.

Outside, there are 18 marked parking spaces to the front. There is a useful secure side yard with gates.

Rent

POA.

Business Rates

Rateable Value £49,000.

All parties to make their own enquiries with Suffolk County Council

Service Charge

A service charge will be levied for the provision of a security service and maintenance of estate roads, landscaping and common areas.

Insurance

The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

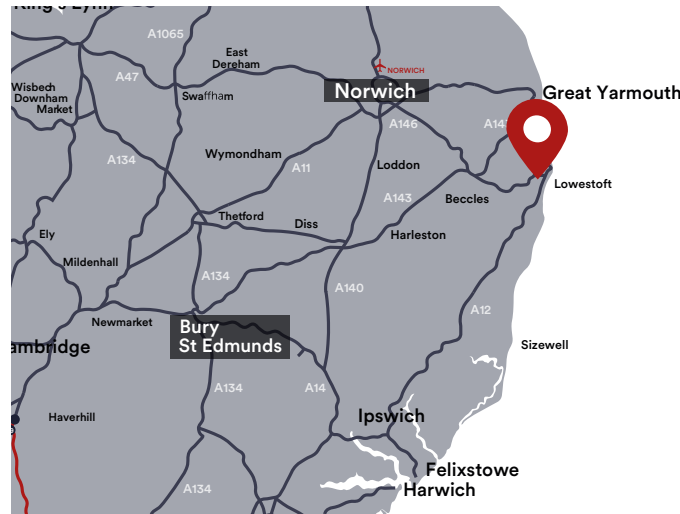
C (now expired). Further information available upon request.

Planning

All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.



Location - NR33 7NL

The South Lowestoft Industrial Estate remains the principal business area of Lowestoft. It is adjacent to the A12 providing links to Ipswich and Great Yarmouth. The Town centre and port areas are 2 miles to the north.

There are many businesses positioned here including Harrod UK, P&O Ports, Saxon Packaging and Adande Refrigeration. There are many trade counters including Jewsons, Travis Perkins, Screwfix, Topps Tiles and Huws Gray.

Viewing

Strictly via prior appointment with the appointed agent



Daniel Bycroft

07795 160168

01493 844489

LCP.

part of M²Core

01384
400123



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Claudia Gasparro

07831 338014

CGasparro@lcpproperties.co.uk

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