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Substantial Office Building with Archive Store & Parking
23 Alexandra Road, Lowestoft, NR32 1PP

A substantial detached office building providing a mix of modern and period offices centrally positioned in Lowestoft town centre and with generous car parking and separate archive store. A rare and unique opportunity.

LOCATION

The property is prominently positioned on Alexandra Road which is a mixed use area containing commercial offices and residential property positioned half a mile north west of Lowestoft town centre which is easily accessible via a short walk. The A12 passes close by.

Other nearby occupiers include The Veterinary Surgery, S R Insurance Services, Petrogramme Management Services and Fosters Solicitors.

DESCRIPTION

A substantial detached office building comprises the original Georgian property to the front with a connected modern two storey block to the rear constructed in 1987.

The offices are cellular in nature providing good quality space with high ceilings, customer facing reception area, staff areas, toilets and kitchens.

The property has gas central heating throughout with comfort cooling provided in the server areas. The property is predominately carpeted with window blinds and a mix of fluorescent and spotlighting.

Importantly the property occupies a self-contained site upon which there is generous car parking to the side and rear for up to 18 vehicles.

Further to the rear, and accessed via a boundary gate interconnecting with the main property, there is a single storey converted garage block, which has been previously used as an archive store and there is additional parking here for approximately 6 further vehicles.

SCHEDULE OF ACCOMMODATION

We carried out a measured survey confirming the following gross internal floor areas:

Front building – ground floor	166.56 sq m	
Front building – first floor	113.84 sq m	
Rear building – ground floor	81.23 sq m	
Rear building – first floor	82.04 sq m	
Basement – not measured		
External archive store	101.61 sq m	
	545.28 sq m	(5,870 sq ft)

SERVICES

We believe that mains gas is connected to the building providing central heating via boilers located in the basement. Mains water and drainage is also connected as well as a 3 phase electricity supply.

BUSINESS RATES

The property is assessed as Offices and Premises with a rateable value of £30,500 therefore rates payable will be approximately £15,000.

EPC

The property has an energy rating of D.

TERMS

The property is available on new lease terms to be agreed at a rent of £42,500 pa. Alternatively the owners of the premises may consider a freehold sale at a price of £495,000.

VIEWINGS

Strictly by appointment with the sole agents, BYCROFT COMMERCIAL: tel: 01493 844489 or email: db@bycroftestateagents.co.uk.

AGENT'S NOTE

This property would also lend itself to a potential residential redevelopment – subject to planning – please make your own enquires with East Suffolk Council Planning Department on 01394 444557.

