



Offices / Trade Counter / Retail Workshop
Units 1-3 Mobbs Way Business Park, Lowestoft, NR32 3BE

£45,000 pa Leasehold
EPC Rating C

LOCATION

Mobbs Way is a very smart new development providing nineteen light industrial/trade counter units and a number of office buildings all within a well defined site with generous car parking and external areas.

The development is ideally positioned between Lowestoft (two miles south east) and Great Yarmouth (five miles north) off the B1375 and close to the A12 and A47.

PROPERTY DESCRIPTION

Units 1-3 are at the front of the scheme in a prominent position.

The main access leads into a reception area with kitchen. There are shower and toilet facilities. Stairs lead to a useful mezzanine storage area. The offices are largely open plan but benefit from three partitioned off offices/meeting rooms.

The internal environment is extremely spacious and airy with significant glazed frontage to Mobbs Way. The units benefit from perimeter IT trunking, carpet tiles, a suspended ceiling with inset, LED lighting and comfort heating and cooling.

Externally immediately in front of the units there is parking for up to twelve vehicles with further spaces available by separate negotiation.

SCHEDULE OF ACCOMMODATION

The premises provide the following gross internal floor areas:

Ground floor	337.14 sq m	(3,629 sq ft)
First floor	94.58 sq m	(1,018 sq ft)

TERMS

A new lease is available for a minimum term of five years at a commencing rent of £45,000 pa.

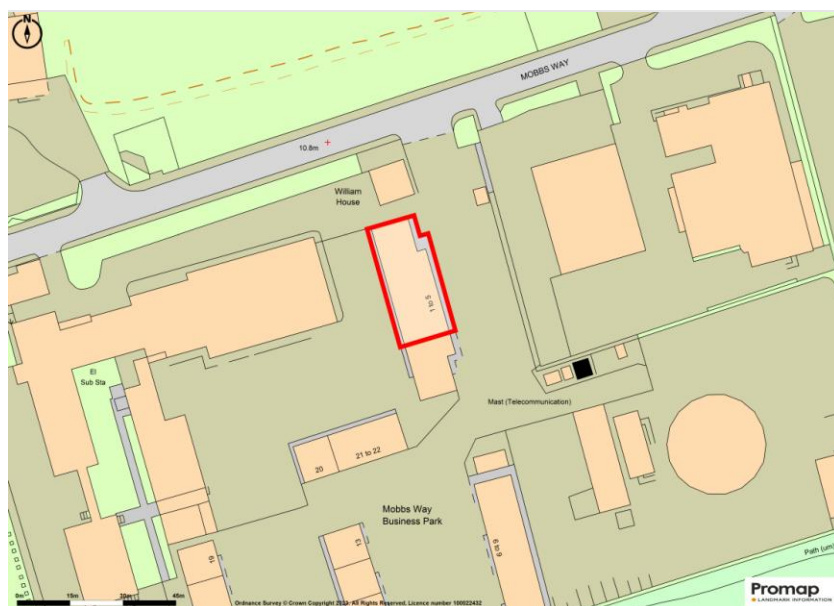
There will be a service charge to cover the costs of communal areas, maintenance and support, together with buildings insurance.

BUSINESS RATES

The property is due to be reassessed following a reconfiguration. Please contact the agents for approximate rates payable.

VIEWINGS

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



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements