



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

LCP.
part of MCore

01384
400123

searchlcp.co.uk



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



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

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 M³Core

**01384
400123**



searchlcp.co.uk

Claudia Gasparro

07831 338014

CGasparro@lcpproperties.co.uk

MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of [statistical] information and there will inevitably be errors in it]. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.