



14 Regent Street  
Great Yarmouth  
Norfolk  
NR30 1RN

[www.bycroftestateagents.co.uk](http://www.bycroftestateagents.co.uk)  
01493 844489  
[db@bycroftestateagents.co.uk](mailto:db@bycroftestateagents.co.uk)

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

## Brand New Contemporary Business Units – New Leases Available

The Nexus, Newcombe Road, PowerPark, Lowestoft, NR32 1XA

The Nexus development is a regeneration scheme being carried out by East Suffolk Council. Construction has started to provide sixteen purpose-built business units of varying sizes ranging from 35 sq m to 401.5 sq m. The units will provide open plan production/storage areas with the opportunity to include office space as required by the end user. The scheme will appeal to both start up businesses and more established businesses looking to locate within this strategic area of Lowestoft amongst the energy sector hub close to the harbour areas of the town. Completion Autumn 2024.

**LOCATION**

Newcombe Road is in the centre of the Power Park area of Lowestoft. An exciting regeneration project at the centre of the offshore renewables, engineering and maritime industries.

Within minutes of the port areas of the town, the A12 and the new river crossing due to open in Summer 2024.

**PROPERTY DESCRIPTION**

A brand new development of sixteen business units arranged in five blocks within a cluster scheme providing areas of parking, internal estate roads, cycle storage, waste collection and landscaping.

The units are contemporary in design to be appealing to the eye as well as functional to the occupier providing open plan internal space for production, storage and/or office areas.

**AGENT'S NOTE**

These units are to be built to shell finish. The installation of electric circuits, lighting, toilet and kitchen facilities will be the responsibility of the incoming tenant.

**ACCOMMODATION & QUOTING TERMS**

| Unit                         | Sq m         | Sq ft       | Parking | Rent pa | Unit         | Sq m         | Sq ft       | Parking | Rent pa |
|------------------------------|--------------|-------------|---------|---------|--------------|--------------|-------------|---------|---------|
| 1                            | 96.8         | 1042        | 2       | £10,000 | 9            | 34.7         | 374         | 2       | £4,500  |
| 2                            | 97.7         | 1052        | 2       | £10,000 | 10           | 34.7         | 374         | 2       | £4,500  |
| 3                            | 73.4         | 790         | 2       | £8,000  | 11           | 34.7         | 374         | 2       | £4,500  |
| <b>Total</b>                 | <b>267.9</b> | <b>2884</b> |         |         | <b>Total</b> | <b>104.1</b> | <b>1121</b> |         |         |
| <b>Units 1-3 UNDER OFFER</b> |              |             |         |         |              |              |             |         |         |
| 4                            | 86.7         | 933         | 3       | £9,000  | 12           | 43.5         | 468         | 1       | £5,000  |
| 5                            | 84.3         | 907         | 3       | £9,000  | 13           | 43.6         | 469         | 1       | £5,000  |
| 6                            | 75.9         | 817         | 3       | £8,000  | 14           | 43.7         | 470         | 1       | £5,000  |
| 7                            | 77           | 829         | 2       | £8,000  | <b>Total</b> | <b>130.8</b> | <b>1408</b> |         |         |
| 8                            | 77.6         | 835         | 3       | £8,000  | 15           | 117.1        | 1260        | 3       | £12,000 |
| <b>Total</b>                 | <b>401.5</b> | <b>4322</b> |         |         | 16           | 114.1        | 1228        | 3       | £12,000 |
|                              |              |             |         |         | <b>Total</b> | <b>231.2</b> | <b>2489</b> |         |         |

In addition, there will be a total of seven visitor parking spaces.

**LEASE TERMS**

Flexible lease terms are available tailored for individual occupier needs. Please contact the Agents for further details.

**BUSINESS RATES**

The units are to be assessed for business rates purposes upon completion. It is anticipated that each individual unit will be below the business rates threshold for 100% business rates relief for qualifying businesses. Please contact the Agents for further details.

**EPCs**

The EPC will need to be assessed upon completion but it anticipated that the buildings will be highly energy efficient.

**VIEWINGS**

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

**SITE PLAN**

