

Unit 10, Phoenix Enterprise Park
South Lowestoft Ind. Estate, Lowestoft, NR33 7NP

£18,000 pa Leasehold
EPC Rating TBC

Highly energy efficient business unit available situated close to A47 and Lowestoft Town Centre.

LOCATION

Lowestoft is a town located to the north of Suffolk 30 miles from Norwich, 40 miles from Ipswich and 130 miles from London. The units are well located with easy access onto the A12, A47 and wider highway network. Lowestoft is actively involved in fabrication and support for the offshore renewables business. CEFAS, a world leader in marine science and technology is based here.

The South Lowestoft Industrial Estate is home to numerous well established businesses including Howdens Joinery, Screwfix and Adande Refrigeration. A brand new retail park is now positioned at the entrance to the estate providing amenities.

PROPERTY DESCRIPTION

A light industrial unit built to a very high standard. The unit benefits from a 5m eaves minimum height and 7.2m ridge height. There is a large electrically operated roller door, 3 phase power supply, efficient LED lighting, electrical fittings and an accessible/staff toilet. Also with high level external lighting.

SCHEDULE OF ACCOMMODATION

The unit has a total floor measurement of 231.53 sq m (2,492 sq ft).

SERVICES

3 phase electricity, water and mains drainage are connected. Refuse: Communal collection, the cost of which is collected through the service charge. Fire alarms are fitted to each unit.

PLANNING

To use the premises for light industrial, storage and distribution purposes only within class E of the Use Classes Order.

BUSINESS RATES

The unit is currently assessed as Workshop and Premises with a current rateable value of £14,000 pa.

SERVICE CHARGE

The Tenant will be responsible for the overall maintenance of the unit including vehicle door maintenance, electricity checks, etc. In addition there will be a service charge covering the estate and grounds maintenance currently estimated at a reduced rate of 52p per sq ft for the first year which will be reviewed thereafter.

TERMS

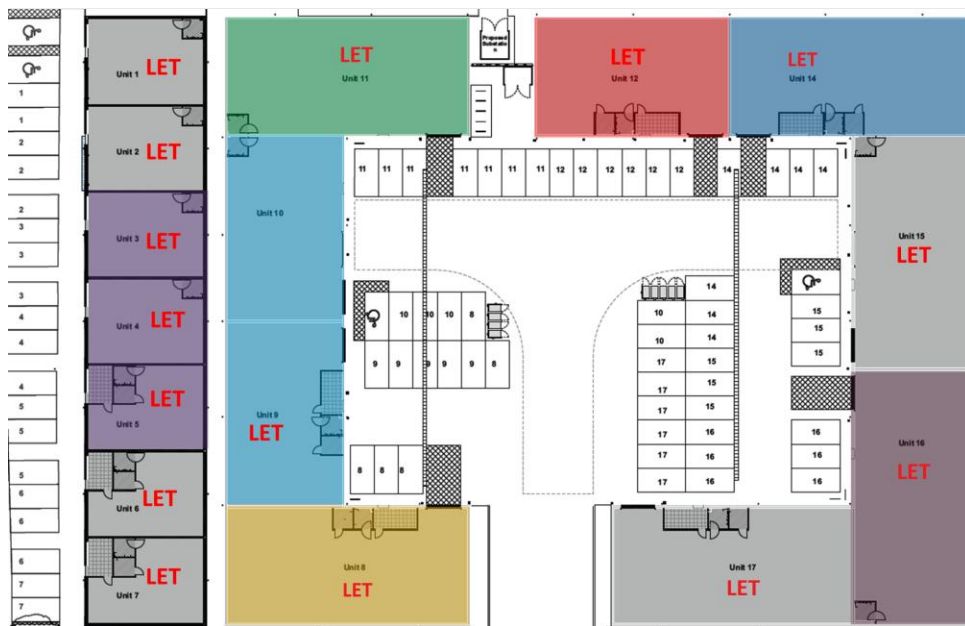
A new lease is available for a term of 6 years at a rent of £18,000 pa plus VAT.

VAT

VAT will be payable on the rent.

VIEWINGS

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



14 Regent Street
Great Yarmouth
Norfolk
NR30 1RN

www.bycroftestateagents.co.uk
01493 844489
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 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