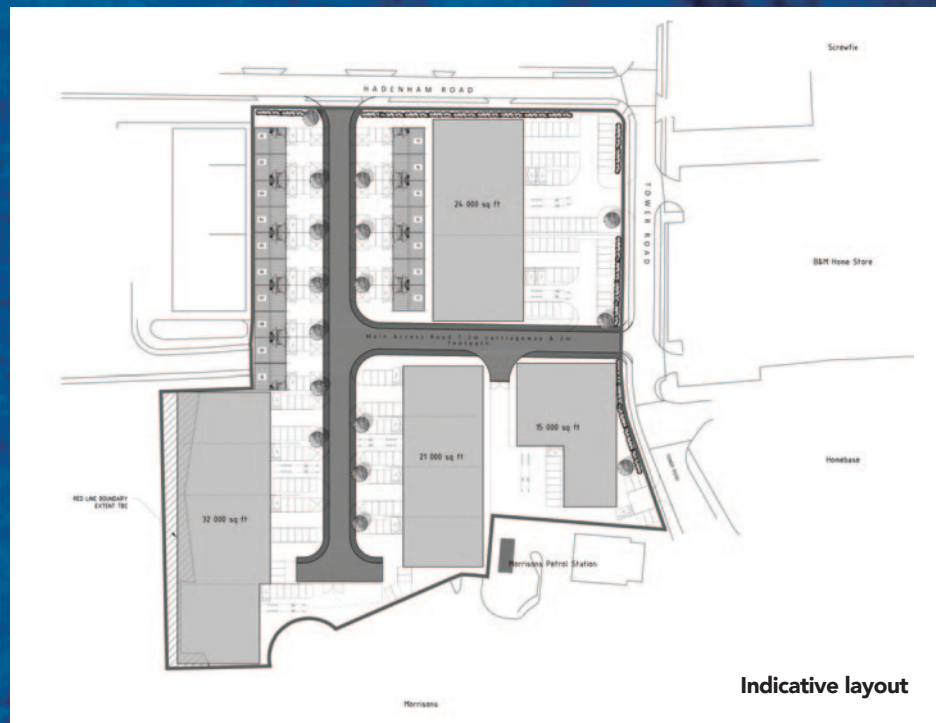




**Tower Business Park, Tower Road, Lowestoft NR33 7NF**  
Commercial land for Design and Build – **For Sale / To Let**  
Suitable for warehousing, industrial, trade counter and retail





**Location**

Tower Road Business Park is prominently situated on the South Lowestoft Industrial Estate, 2 miles south of Lowestoft town Centre. The site has extensive frontage onto both Tower road and Haddenham Road and benefits from being immediately adjacent to the A12 Lowestoft to Ipswich trunk Road.

The site occupies a prominent position in the centre of the estate with return frontage to both Tower Road and Haddenham Road.

Nearby occupiers include Morrisons Superstore, B&M Home Store, Homebase, Screwfix, Topps Tiles, the Phoenix Enterprise Industrial Estate, Sam Cole Food and Travis Perkins Building Supplies.

The Gateway Retail Park at the entrance to the estate is recently built successful scheme with occupiers including The Range, Aldi and Costa Coffee.

This location provides quick and easy access to Lowestoft town centre and The Port with its important links to the North Sea offshore energy sector.

- Great Yarmouth – 14 miles north
- Sizewell - 20 miles south
- Norwich – 25 miles west
- Ipswich - 40 miles south

**Description**

Plots from 1 to 6.3 acres with the potential to develop commercial buildings from 929 sq m to 13,935 sq m (10,000 sq ft to 150,000 sq ft).

The site is zoned for employment uses including:

- Industrial
- Storage and distribution
- Retail
- Roadside

The area is within an **Enterprise Zone** providing fast planning consents, fast Broadband and the potential for grant funding.

**The Opportunity**

Commercial development land for bespoke design and build opportunities on a pre-let or freehold sale basis.

**The Developer**

Citygate Developments is a commercial property investment and development company based in Norwich specialising in development throughout East Anglia.

**Contact & Further Information**

For further information and viewings please contact the sole agents,



**Disclaimer** These particulars are believed to be correct, however their accuracy cannot be guaranteed and they do not form part of any contract. We have not carried out any formal surveys on floor or site areas and these are approximate, nor any tests on the incoming services, installations or appliances. We urge interested parties to arrange their own surveys as necessary prior to purchase or lease. October 2022

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