

Aldreds

Lettings



30 Gordon Road, Lowestoft, NR32 1NL

£16,000 Per Annum





30 Gordon Road

, Lowestoft, NR32 1NL

In this busy Town Centre Location a short walk from the High Street and opposite the Bus Station well found Centrally Heated Offices To Let with Car parking.

- 8 Offices
- 153 sq m (1,647 sq ft) over 3 floors
- 4 / 6 back to back car parking to the rear



£16,000 Per Annum



Location

Lowestoft is England's most Easterly town and has an active port. Employment includes fabrication for the off shore industry, wind farms, CEFAS Laboratory and Birds Eye Factory. The south shore of Lake Lothing has in part undergone re-development with food stores, business parks, small industrial units and marina complexes. A third river/Lake crossing is currently under construction.

Lowestoft forms part of East Suffolk Council's administration area and has a population of about 71,000 with a summer increase with its involvement in the holiday industry. Lake Lothing has locked access to the Broads (via Oulton Broad) with its water borne access to Norwich, Great Yarmouth and the Norfolk Broads.

Lowestoft has a main railway station (Liverpool Street London, approx. 3 hours) and Norwich, approx. 36 minutes. The town is serviced by the A12 trunk road which connects to the A14 near Ipswich and gives access to Felixstowe. The A146 gives access to Beccles and Norwich and the A11 / A14 / M11 connect to London and the Midlands. The A47 runs 10 miles north to Great Yarmouth.



Energy Performance Certificate (EPC)

The Property has an Energy Performance Rating of "D" (Rating 92). The Certificate and Recommendation Report are available upon request.

Tenure

Leasehold

Terms

The lease will be for a period to be agreed but 9 years is preferred with 3 years rent reviews.

The owner may consider selling the freehold.

Possession

Vacant possession upon completion of a new lease.

Services

Mains water, electricity and drainage are connected to the property.

Planning/Use

Class E - Commercial, Business and Service.

Directions



Rating Assessment

Rateable Value £13,250

Rates Payable £6,611.75

Contact East Suffolk Council Business Rates Department for any discounts available.

VAT

VAT will be applicable to the rent.

Viewing & Further Information

Strictly by prior appointment with the sole agents:

Contact Mark Duffield BSc, FRICS

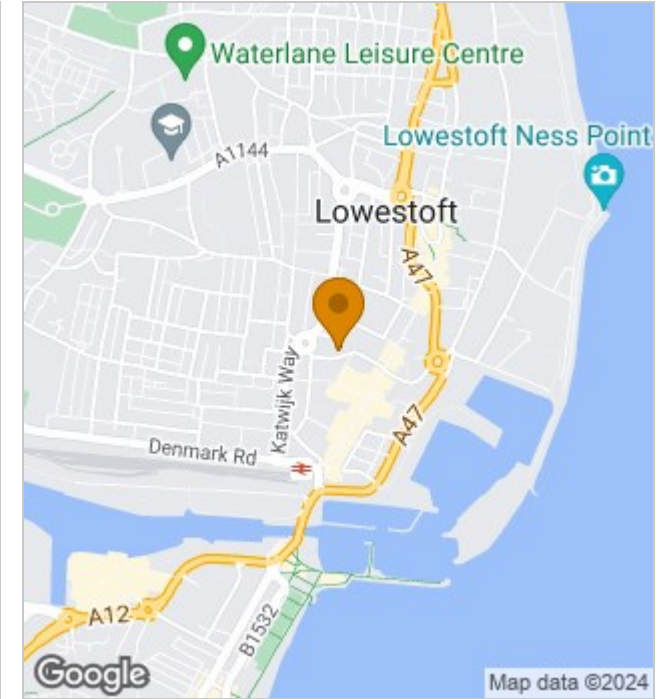
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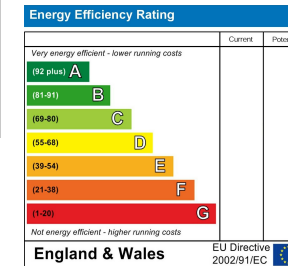
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Lettings Office on 01493 849111 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

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