



TO LET

We are pleased to offer this suite of offices in Lowestoff's town centre. Close to the harbour, Lowestoff bridge and in walking distance to London Road North and all the amenities it has to offer.

In a beautiful Georgian bay fronted building, these offices would suit a range of businesses and are available as separate rooms or together under one rental agreement.

We are offering:

Located on the middle floor, one office, offered at £85 a week plus VAT, inc gas, electric and water. Measuring 4m x 3.3m.

Located at the front on the top floor, one office, offered at £90 a week plus VAT, inc gas, electric and water. Measuring 4.5m x 4.5m.

Located at the rear on the top floor, one office, offered at £80 a week plus VAT, inc gas, electric and water. Measuring 3m x 3m.

There is a shared kitchen and WC facilities.

Please call to arrange a viewing



Shared Office Facilities



Close to Lowestoff's Harbour, Main Town Centre & Train

Beautiful Georgian Building

Shared Kitchen & WC Facilities



Would suit a range of businesses

Energy Performance Certificate

Non-Domestic Building



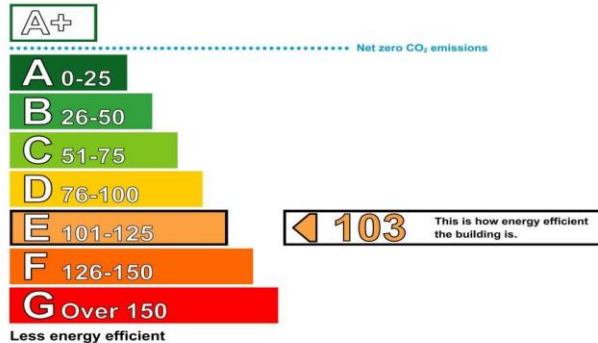
22 Beach Road
LOWESTOFT
NR32 1EA

Certificate Reference Number:
0610-0533-2489-3099-0006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



Less energy efficient

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	185
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	60.91
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this one could have ratings as follows:	
29	If newly built
84	If typical of the existing stock

Weekly Rental Of £80

22 Beach Road
Lowestoft

NR32 1EA

If you wish to view the property or require any further information, please contact us by one of the following options:

Telephone: 01502 446000

E-mail: info@steelandco.co.uk

You can find us at:

Steel and Co
92 High Street
Lowestoft
Suffolk
NR32 1XW

Steel and Co do not guarantee the accuracy of these particulars, dimensions, permission for use or references to condition which are for the guidance of prospective tenants or purchasers and do not constitute the whole or part of an offer. Prospective tenants or purchasers must satisfy themselves as to the suitability of the premises and conduct their own due diligence. Application fees may apply.