



## Service House, Wilde Street Lowestoft, NR32 1XH

Rare opportunity to acquire a large (Over 16,500sqft) plot with 25+ parking spaces

Situated in the light industrial area of North Lowestoft, offering versatile office spaces, substantial storage, separate entrance for public sales and workshops

Located only metres from the coast and Britain's most easterly point, this impressive plot is adjacent to the Orbis Centre offshore business hub

The main building, measuring over 5000sqft, comprises offices, shop and storage areas/workshops. A separate unit, arranged over two floors, measures nearly 3000sqft

A further unit to the West of the site measures 860sqft with its own WC and office

**Industrial location**

**large unit attached**

**Parking for 25+ cars**

**large office block**

**Smaller unit on site**

**Rare opportunity**

**£750,000**

# Service House, Wilde Street Lowestoft, NR32 1XH

£750,000

## Terms

This property is available to purchase for £750,000.00, subject to agreed terms

## Business Rates

The property is entered into the Valuation Office Agency website as follows...

Description: Warehouse and premises

Rateable Value: £25,500.00

## EPC

EPC to follow

## Dimensions

Main building workshop/offices = approx.

5424 sq ft (503m<sup>2</sup>)

Attached Unit=

approx. 2856 sq ft (265 m<sup>2</sup>)

Additional Unit =

approx. 868 sq ft (80 m<sup>2</sup>)

## VAT

Our client reserves the right to charge VAT in line with current legislation



Location Plan shows area bounded by: 653835.2, 293085.36 653976.62, 293226.78 (at a scale of 1:1250), OSGridRef: TM53909915. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary. Produced on 9th Sep 2023 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2023. Supplied by www.buyaplans.co.uk a licensed Ordnance Survey partner (100053143). Unique plan reference: 400846026-3458F2. Ordnance Survey and the OS Symbol are registered trademarks of Ordnance Survey, the national mapping agency of Great Britain. Buy A Plan® logo, pdf design and the www.buyaplans.co.uk website are Copyright © Passinc Ltd 2023.

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## SUBJECT TO CONTRACT

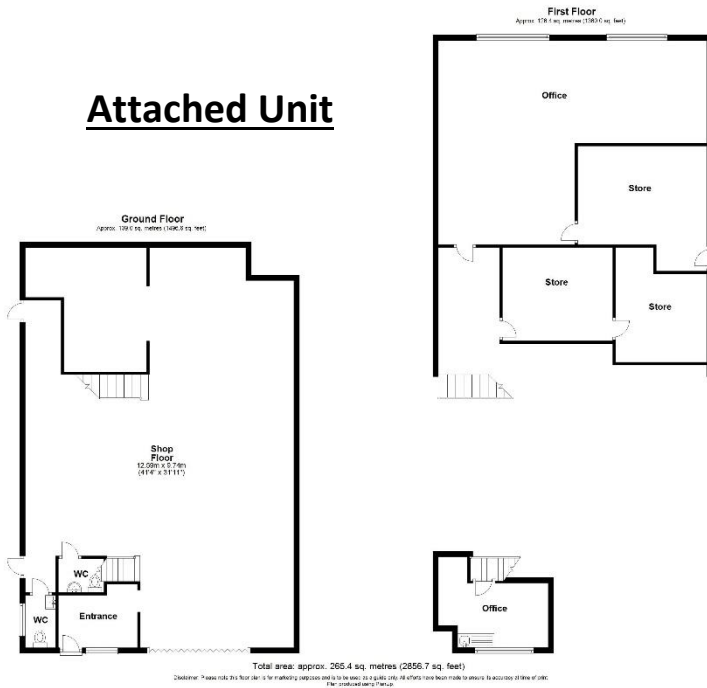
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

# Main Building



# Attached Unit



# Additional Unit

