

FOR LEASE

This substantial warehouse with over 400 sq m of space over three floors, is centrally located on Whapload Road, inside the Beach Industrial Estate, North-West of the Town Centre

The area is mostly made up of trade counter, motor trade, retail, warehouse and Industrial premises

Rent is subject to VAT

Please call for a viewing

Good Sized Warehouse

Central Location

Car Parking on site

Based Within Industrial Area

Has Three Floors

**Water And Electricity Are
Connected**



12/12/2022, 13:49

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

Sunrise Books Ltd 263b Whapload Road LOWESTOFT NR32 1UL	Energy rating D	Valid until: 25 November 2028 Certificate number: 9106-3039-0387-0690-6621
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Property type: B8 Storage or Distribution

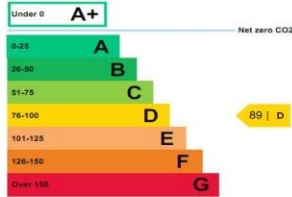
Total floor area: 408 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy efficiency rating for this property

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built: **37 | B**

If typical of the existing stock: **110 | E**

<https://find-energy-certificate.service.gov.uk/energy-certificate/9106-3039-0387-0690-6621?print=true>

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Monthly Rental Of £1,000

263b Whapload Road
Lowestoft Suffolk
NR32 1UL

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**

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