



## 4-6 Hadenham Road Lowestoft, NR33 7NF

### LARGE INDUSTRIAL SITE FOR SALE

#### Permit to operate a Coating Manufacturing Process

NEARLY 21800sq ft (2022sq m) OF INDUSTRIAL WAREHOUSING, OFFICES and STAFF FACILITIES

Rare opportunity to acquire an approximately 1.1 acre site in the heart of Lowestoft's South industrial site

Featuring front facing offices/customer facilities including parking, large warehousing/storage, staff facilities, laboratory and substantial hardstanding

Current occupant has potential to rent from new owners

Please call for a viewing

**Permit to operate a Coating Manufacturing Process**

**Modern offices**

**Laboratory facilities**

**Approximately 1.1 acre site**

**Nearly 21800 sq ft of buildings**

**Potential for rental income from current occupants**

**£1,700,000**

# 4-6 Hadenham Road Lowestoft, NR33 7NF

£1,700,000

## Terms

Subject to negotiation

## Business Rates

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

Description: Workshop and Premises

Rateable Value: £72,500.00

## EPC

D

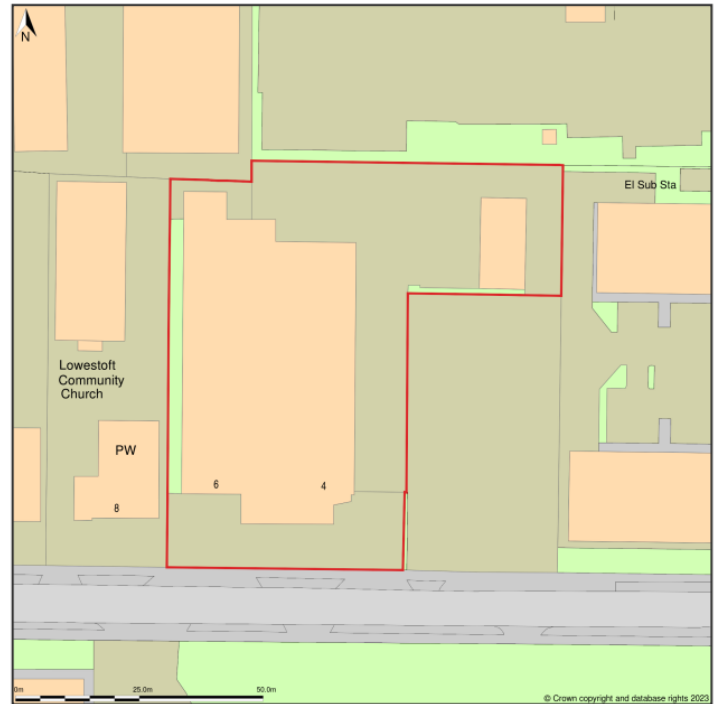
## Dimensions

Warehouse/Office: Approximately 19970sq ft  
(1855sq m)

Separate Warehouse: Approximately 1830sq ft  
(170sq m)

## 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: TMS3909115. 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.buyaplan.co.uk a licensed Ordnance Survey partner (L00051418). Unique plan reference: 800846026-345872. 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.buyaplan.co.uk website are Copyright © Passinc Ltd 2023.

© Crown copyright 2023 OS license number AC0000863122

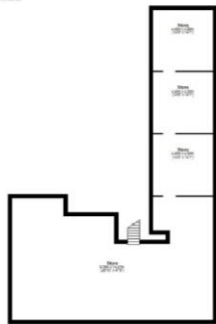
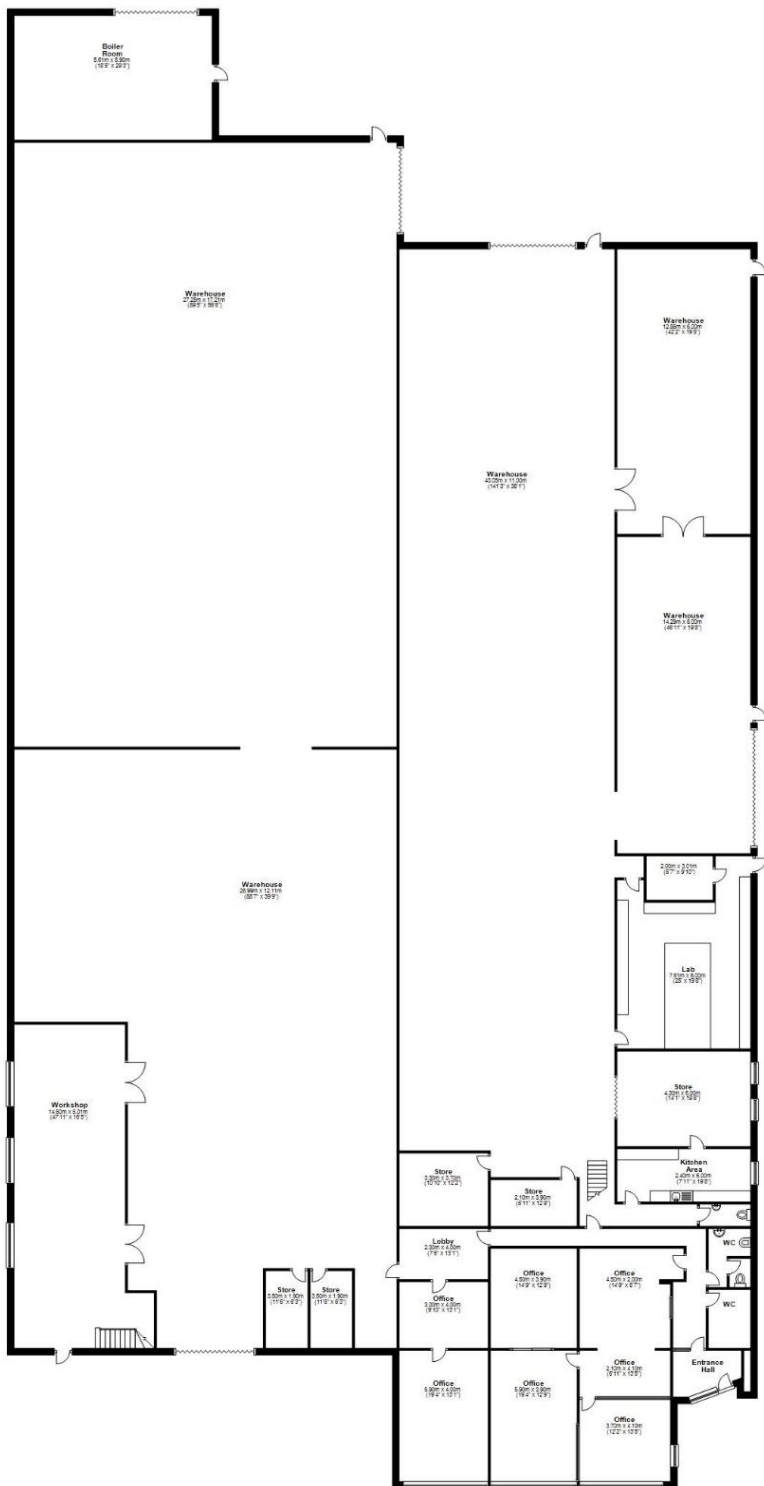


## SUBJECT TO CONTRACT

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk)

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

Ground Floor  
Approx. 221.34 sq metres (2334 sq ft)



Total Area: approx. 2206.8 sq. metres (23750.8 sq. feet)  
Disclaimer: Please Note the floor plan is intended to provide a guide only and does not constitute an offer of any real estate or other services.