



4-6 Hadenham Road Lowestoft, NR33 7NF

LARGE INDUSTRIAL SITE FOR LEASE

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

Please call for a viewing

Permit to operate a Coating Manufacturing Process

Approximately 1.1 acre site

Modern offices

Nearly 21800 sq ft of buildings

Laboratory facilities

Annual Rental Of £150,000

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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

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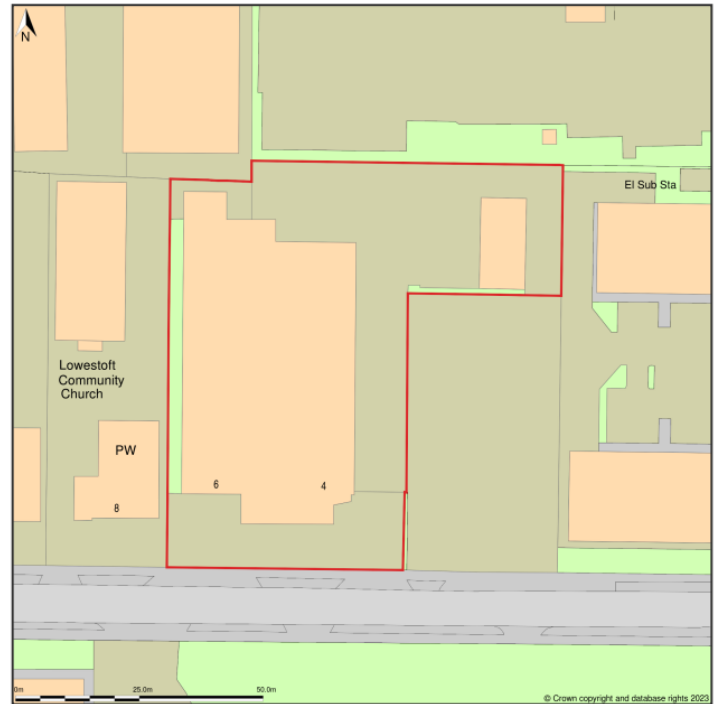
Dimensions

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: TMS3909315. 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.

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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

