



Hamilton Road, Lowestoft, Suffolk NR32 1XF

Amazing opportunity to acquire a large warehouse unit on a secure site. This large industrial building sits in a plot of approximately 0.4 acres. Consisting of multiple units, offices and yard, parking for 20+ cars and a main unit that boasts impressive eaves height and roller shutter entrance.

Located on Hamilton Road in Lowestoft and close to all transport links, this imposing building is in a prime position to benefit from the new offshore and energy developments in the region.

Very large industrial unit

Two entrances to site

Parking for 20+ cars

Offices

Separate further unit

Approx. 0.4+ acre site

Annual Rental Of £50,000

Terms

Subject to negotiation

Business Rates

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

Description: Workshop and premises
Rateable Value: £24,750.00

Property Usage

Class E (prospective tenants to confirm)

Dimensions

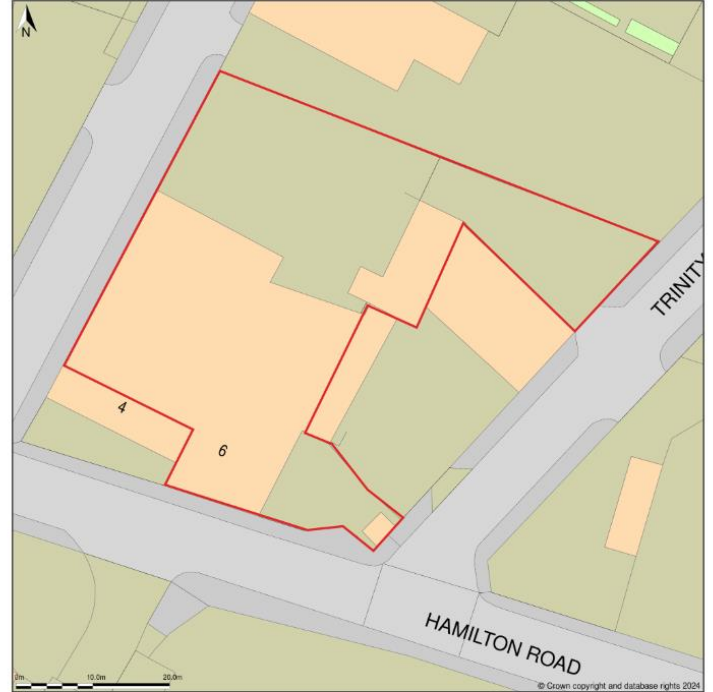
East Unit – Approx. 380 sq m
West Unit – Approx. 475 sq m
Additional unit – Approx. 93 sq m

EPC

To follow

VAT

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



Site Plan (also called a Block Plan) shows area bounded by: 655253.46; 293196.3; 655343.46; 293286.3 (at a scale of 1:500), OSGridRef: TM55296324. 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.

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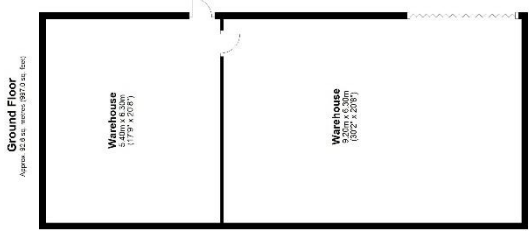
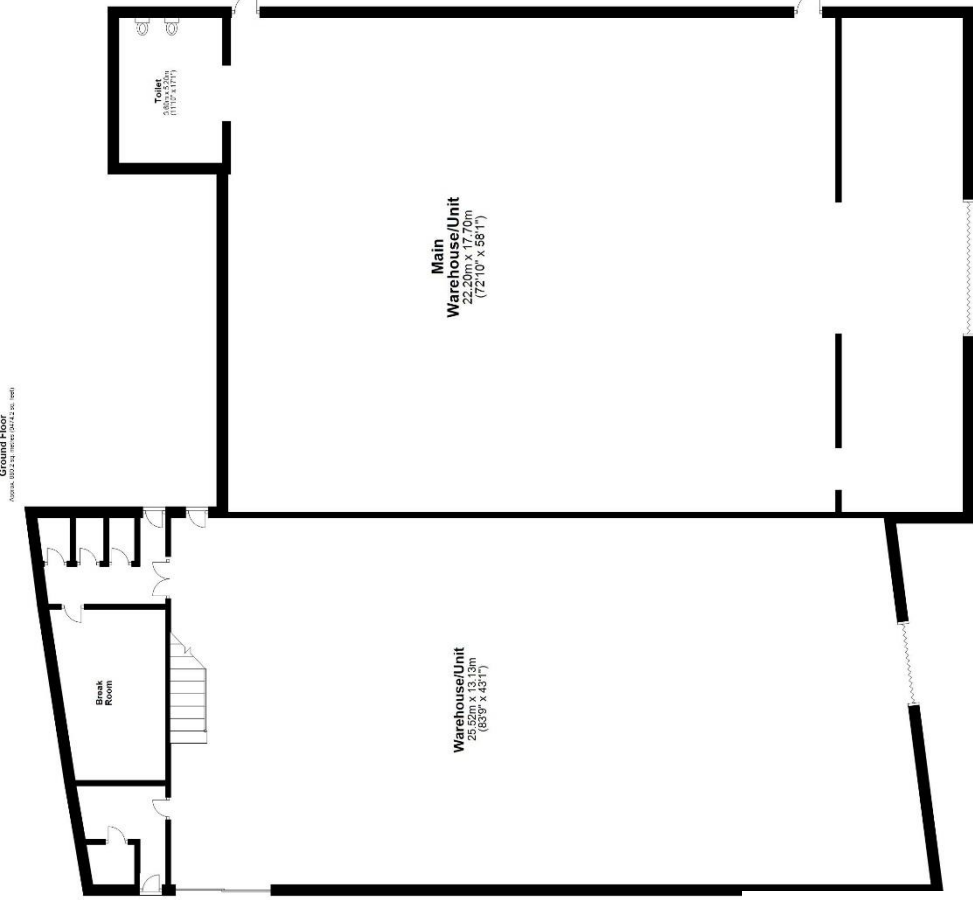
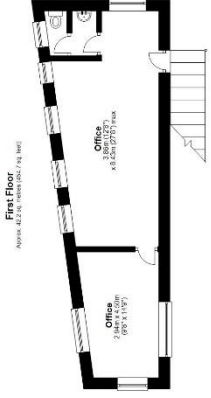
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SUBJECT TO CONTRACT

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

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



Disclaimer: Please note this floor plan for layout purposes only. All dimensions are made to match the structure of the design. The finished area may vary.