



## Unit 1A & 1B

Kalen Court | Lowestoft | NR33 7ND

Asking Price  
£80,000 Per Unit

- Located within a popular and well-established South Lowestoft industrial estate
- Secure unit with fenced hard-standing
- Forecourt parking
- Close proximity to the A12 & A146 with regular bus routes
- Water and electricity connected
- Two good-sized units available





**Square Meterage: Approx 99m<sup>2</sup> | Rateable Value: £5,400 | EPC Rating: C & D**

An excellent opportunity has arisen to acquire a versatile commercial unit located within the highly sought-after and long-established South Lowestoft Industrial Estate. This prime location offers convenient access to the A12, making it ideal for businesses seeking strong transport links and excellent connectivity.

The surrounding estate hosts a diverse mix of occupiers, including trade counters, motor trade operators, retail businesses, warehouse users and light industrial companies. Notable nearby businesses include Nirvana Health & Fitness, Treadz Tyres and Lowestoft Recycling, all contributing to a consistently active commercial environment.

The property benefits from a secure, fenced front hardstanding area, offering added protection as well as practical external space suitable for parking, loading or storage. The unit itself is adaptable and well-suited to a wide range of commercial uses, making it an ideal opportunity for both established businesses and new ventures.

#### **Approximate Measurements:**

Internal Area -10.5m x 4.5m

Access Door Height- 3.1m

#### **Key Features**

- **Versatile commercial unit:** suitable for a wide range of business uses
- **Located on the established South Lowestoft Industrial Estate:** a highly sought-after commercial area.
- **Excellent access to the A12 & A147:** providing strong transport links and connectivity.
- **Surrounded by a diverse mix of occupiers:** including trade counters, motor trade, retail, warehouse and light industrial businesses.
- **Close to notable nearby businesses:** such as Nirvana Health & Fitness, Treadz Tyres and Lowestoft Recycling.
- **Secure, fenced front hardstanding area:** ideal for parking, loading, or external storage.
- **Adaptable internal layout:** suitable for various commercial operations.
- **Ideal for both established businesses and start-ups:** seeking a flexible unit.
- **Internal area approximately 10.5m x 4.5m:** offering practical workspace.
- **Access door height of 3.1m:** suitable for vehicle entry and loading needs.

If you wish to view this property or require any further information please contact us on 01502 446000

# TBC

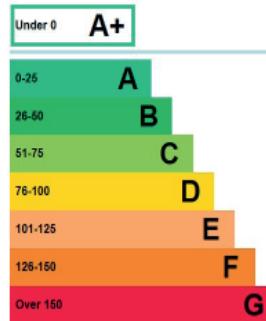
### Additional Information

- **Asking Price:** £80,000 **Per Unit**
- **Excellent connectivity via the A12 & A146, with local bus routes also nearby**
- **Opportunity to acquire a private unit on a popular industrial estate**

### Energy Efficiency Rating

#### Energy rating and score

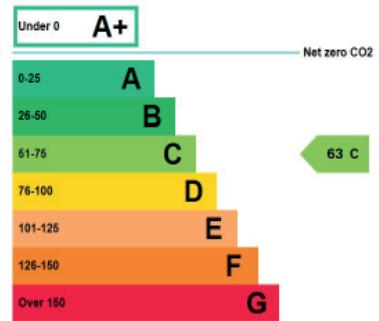
This property's energy rating is D.



Unit 1A

#### Energy rating and score

This property's energy rating is C.



Unit 1B

#### 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 are 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.

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**Steel & Co**

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