



## Opportunity House, 35-37 London Road North, Lowestoft, Suffolk, NR32 1BH

Spacious and adaptable commercial unit set across two floors, previously used as office space, located in the heart of Lowestoft town centre on London Road North.

- Spacious and adaptable offices unit set across two floors.
- First floor offers circa 5263sq ft of floorspace.
- Second floor offers 4359sq ft of floorspace.
- 9622sq ft in total.
- Prime position on London Road North.
- Close to Lowestoft High Street, train station, bus station and other local amenities.
- Each floor available separately or together depending on your requirements.
- Up to 13 private parking spaces to the rear of the property available on separate negotiation.
- Views of Lowestoft Harbour from both floors.
- Vacant and immediately available.

£33,677



FLOOR 2

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	