

Leasehold Opportunity

£750 PCM

[www.paulhubbardonline.com/commercial](http://www.paulhubbardonline.com/commercial)



# SUITE 1 LOWESTOFT HOSPITAL

A unique opportunity to let a suite of offices set within the private grounds of the esteemed and historical Lowestoft Hospital. 4 Offices spaciouly presented within a private wing with kitchen and WC's.

Tennysen Road, Lowestoft.

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**PAUL  
HUBBARD**  
COMMERCIAL





# PROPERTY SUMMARY



- 1.** Vacant commercial Office suite located within a private wing within old Lowestoft Hospital.
- 2.** Comprising of 4 offices with kitchen and communal WC's.
- 3.** 1406sqft With private hall entrance.
- 4.** £750pcm (£9000pa) with flexible lease terms.
- 5.** Immediately available to view.

# DESCRIPTION



Paul Hubbard Commercial proudly presents an exclusive opportunity within this historic institution – a private suite of offices situated in block 1 on the hospital grounds. This unique offering provides not only modern office spaces but also a connection to the rich heritage of Lowestoft.

The offices are meticulously designed to meet contemporary business needs while preserving the character and charm associated with the hospital's longstanding presence.

Comprising four distinct offices, the suite offers a versatile workspace that caters to various professional requirements. Each office is thoughtfully equipped with its private kitchen, fostering convenience and autonomy for occupants. This thoughtful design ensures a seamless blend of functionality and comfort, creating an optimal environment for productivity and collaboration.

Moreover, tenants of this exclusive suite enjoy access to communal facilities, including well-maintained and convenient communal washrooms. This communal aspect fosters a sense of community and interaction among the occupants, further enhancing the overall work experience.

For businesses seeking a distinctive and historic setting for their operations, this private office suite presents a unique opportunity. Priced at £750 per calendar month, it offers a competitive and attractive proposition for those who value both the practical aspects of a modern office space and the cultural significance embedded in the Lowestoft Hospital's legacy. Embrace the fusion of tradition and innovation with this exceptional office space, where history meets contemporary professionalism.

The unit is available for £750pcm (£9000pa)



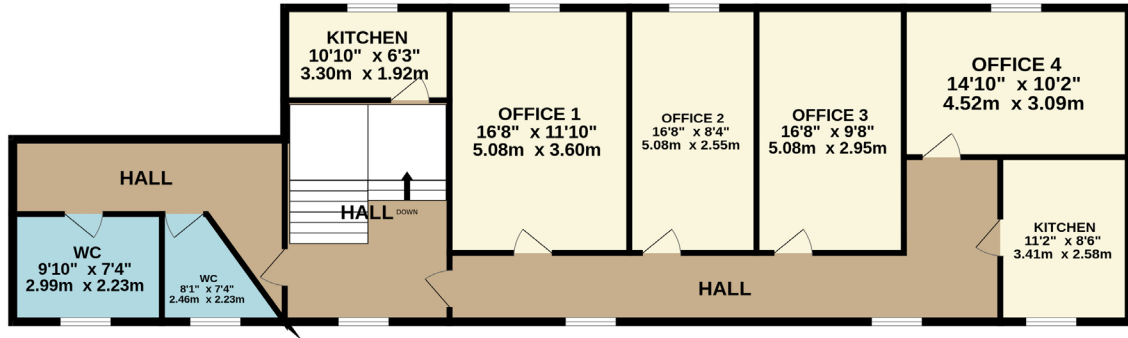








GROUND FLOOR  
1406 sq.ft. (130.7 sq.m.) approx.



TOTAL FLOOR AREA : 1406 sq.ft. (130.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# RATES

Business rates payable are

**TBC**

For guidance on business rates, please contact  
East Suffolk Council for more information.



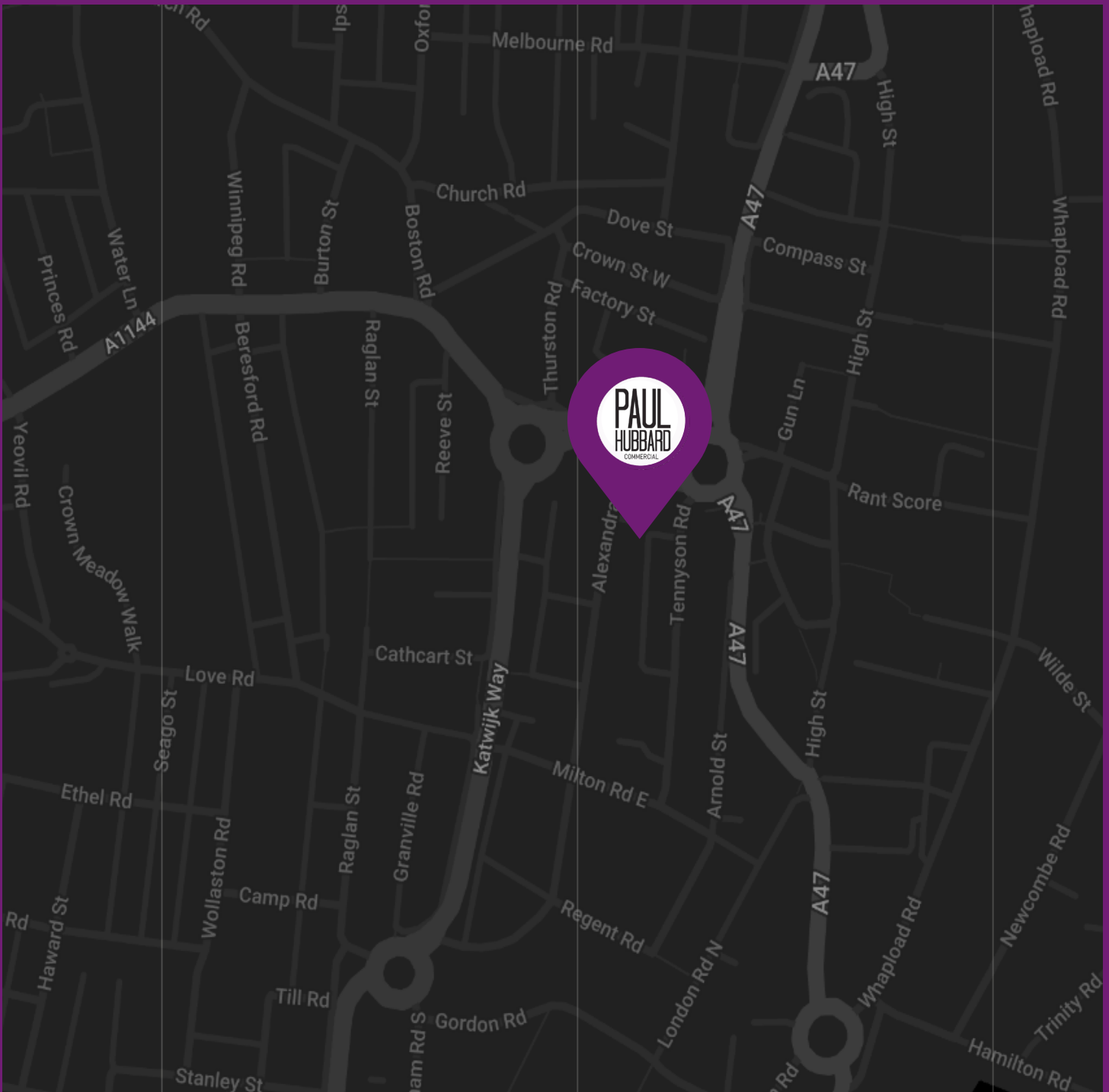


# LOCATION



**Tennyson Road**  
**Lowestoft**  
**Suffolk**  
**NR32 1PT**

Lowestoft, located on the picturesque Suffolk coast of England, is a charming coastal town renowned for its rich maritime heritage and stunning natural beauty. With its golden sandy beaches stretching along the North Sea, Lowestoft offers a tranquil seaside escape and a bustling fishing industry. The town's historic center features a blend of Victorian and Edwardian architecture, including the iconic Claremont Pier. Lowestoft also boasts cultural attractions such as the Royal Naval Patrol Service Museum, showcasing its vital role during World War II, and the vibrant annual Maritime Festival celebrating its nautical roots. Surrounded by the scenic Norfolk Broads to the west and the enchanting Suffolk countryside to the south, Lowestoft offers a perfect mix of seaside relaxation and outdoor exploration.



We are a well-established Commercial Estate Agency who look to offer a fresh approach within an exciting property market.

With a strong team of experienced professionals, Paul Hubbard Commercial is a one stop shop for Commercial Sales and Lettings, providing you with a bespoke service catered to your needs. The areas we cover include Lowestoft, the whole of the East coast, all the way to Norwich and anywhere in between!



## WHY CHOOSE US

We can source your buyer wherever in the world they may be. With our experienced team, we will provide you with the best blend of local and national advertising to make sure you not only sell quickly, but achieve the best possible price.

No marketing costs - You'll find that most commercial agents charge anything up to £1000 up front to produce all the necessary marketing material on your property.

No long, sole agency contract - We never tie anyone into these agreements, we offer a rolling contract so you will have peace of mind that we will strive to work hard at all times in order to sell your property. If you were to ever feel otherwise then you could leave at any point after providing us with a 2 week notice period.

Nationwide advertising - With the power of the internet, we can source your buyer wherever in the world they may be. Rightmove is the largest property portal in the country and we at Paul Hubbard Commercial also pay for additional coverage within that platform, as well as subscriptions to commercial and business specific property portals to ensure your property is advertised thoroughly, and to the right kind of people.

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## CONTACT

To arrange a viewing or for more information on the property please contact Jack Taylor at Paul Hubbard Commercial Ltd

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