

Leasehold Opportunity

£12,000pa + VAT

www.paulhubbardonline.com/commercial



SILK CUTTERS HOUSE

Spacious, detached, well-located office building with 8 separate office spaces/meeting rooms, on-site parking and easy access to Lowestoft town centre

School Road, Lowestoft

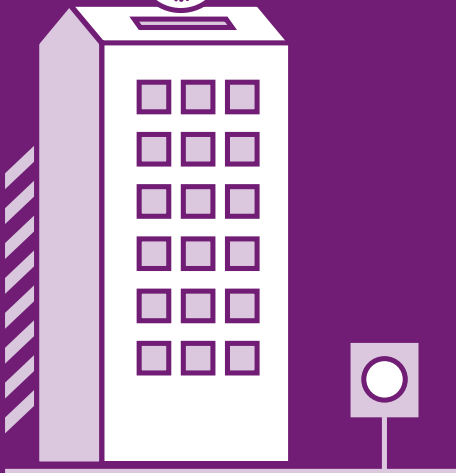
 01502 532 028

 jack@paulhubbardonline.com

**PAUL
HUBBARD**
COMMERCIAL



PROPERTY SUMMARY



1. Large, detached, modern office building available with over 2100sq ft of floor space. Includes 8 separate offices/meeting rooms, high speed broadband, private parking, bike storage, showers, toilets and kitchen.

2. Located in sought after area of Oulton Broad, just a short distance from Lowestoft town centre and easy access to A146, A12 and A47.

3. £12,000pa + VAT rent for first 2 years of lease, increasing to £18,000 + VAT for the remainder.

4. Existing lease in place from January 2023 to January 2028, which will be assigned to new tenant.

5. Business rates approximately £450pcm.

DESCRIPTION



Paul Hubbard Commercial are delighted to present this spacious, detached and immaculate detached office building, situated on School Road in Lowestoft.

This property would be ideal for a range of business including care providers, call centres, accountants, solicitors or even a base for a charity to work from.

There is an existing lease in place which runs for 5 years, from January 2023 to January 2028, with a break clause due in January 2026.

The rent for the property is £1000pcm + VAT (£12,000pa + VAT) for the first 2 years, increasing to £1500pcm + VAT (£18,000pa + VAT) for the remainder of the lease.

The current service charge for the property is £750pa and this will not change during the lease period.

The property is set across two floors and includes 8 separate office/meeting rooms, a kitchen, utility room, toilets, showers, 24/7 access to the site, high speed internet and is immaculate throughout.

There are 3 private parking spaces to the rear of the property, as well as a bike storage area to the side. This property is close walking distance to the nearest bus station, and is in close proximity to the town centre.

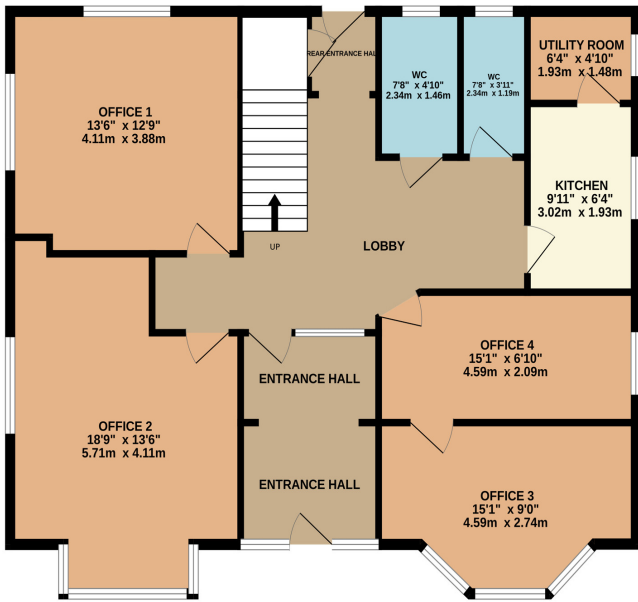
For more information on the property, the lease agreement, or to arrange a viewing, please get in touch on 01502 532028 or email jack@paulhubbardonline.com.



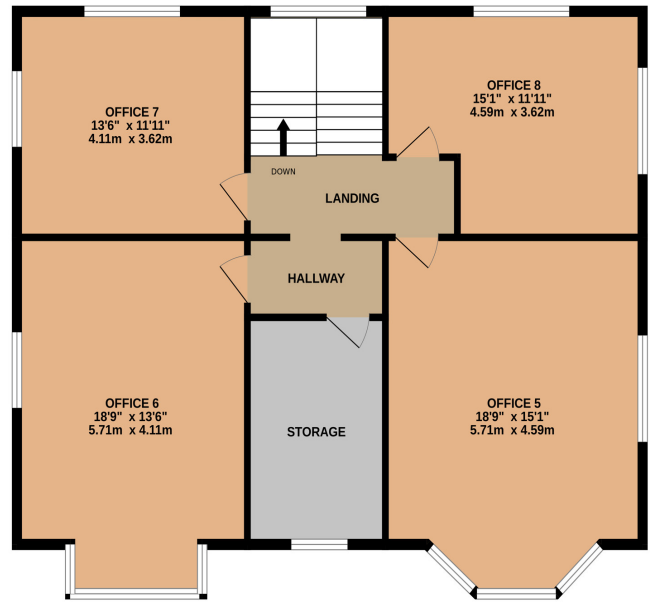




GROUND FLOOR
1065 sq.ft. (99.0 sq.m.) approx.



1ST FLOOR
1066 sq.ft. (99.0 sq.m.) approx.



TOTAL FLOOR AREA: 2131 sq.ft. (198.0 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.
Made with Metropix ©2024

RATES

Rateable value:

TBC

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

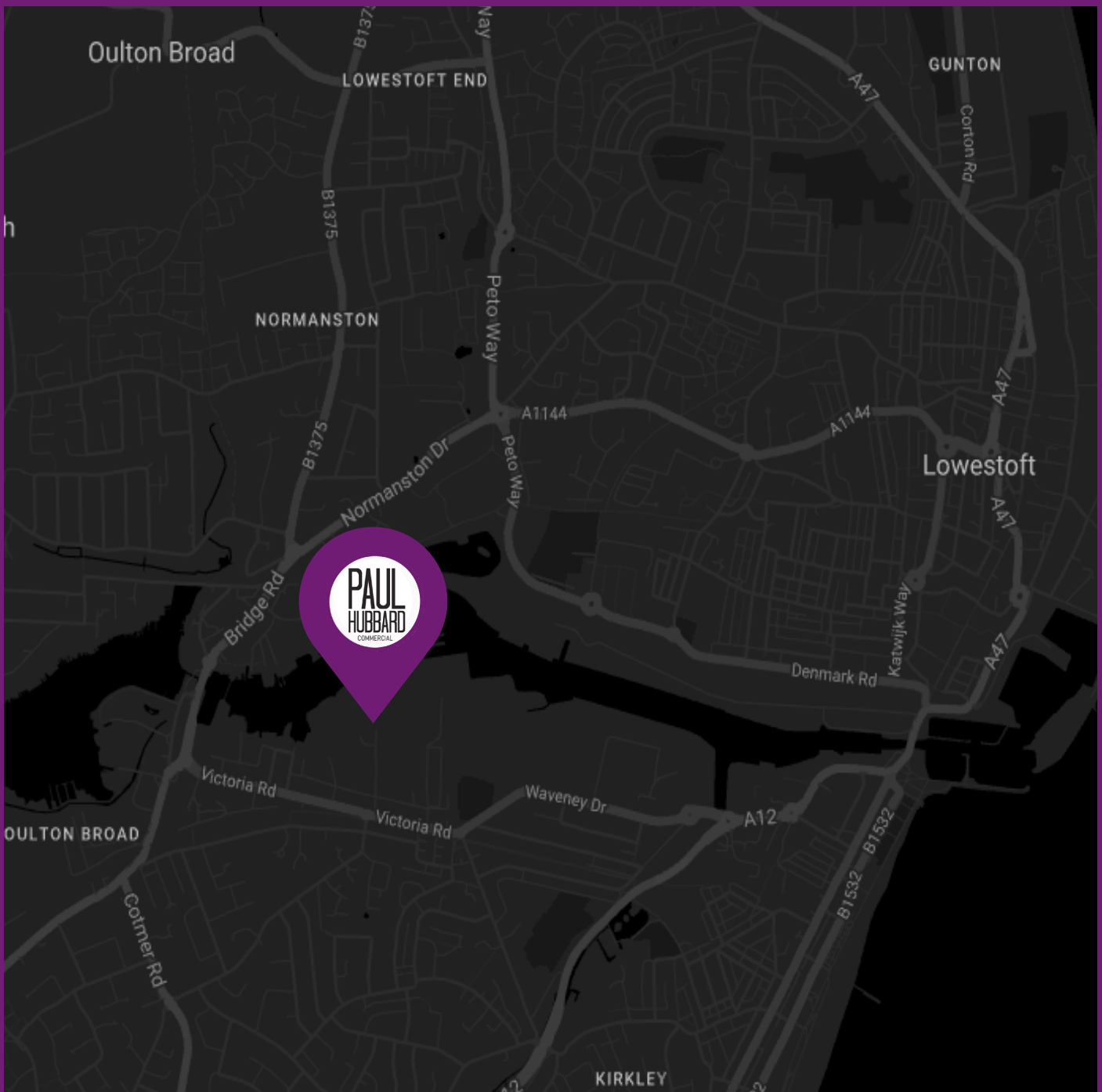


LOCATION



**Silkcutters House
School Road
Lowestoft
Suffolk
NR33 9NW**

Welcome to Lowestoft, a picturesque coastal town nestled on the eastern shores of England. Renowned for its maritime heritage and stunning sea views, Lowestoft offers a unique blend of historical charm and modern amenities. This thriving community boasts a diverse range of commercial opportunities, making it an ideal location for your business endeavors. With a bustling town center, vibrant retail scene, and a strategic position as the most easterly point in the UK, Lowestoft provides a prime setting for commercial properties. Whether you're seeking a retail space, office, or investment property, Lowestoft's dynamic atmosphere and coastal allure make it an attractive destination for businesses looking to thrive in a scenic



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.

CONTACT



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

01502 532 028

The Paul Hubbard Commercial logo, consisting of the words 'PAUL HUBBARD' in a large, bold, black sans-serif font, with the word 'COMMERCIAL' in a smaller, black sans-serif font directly below it. The logo is set against a white circular background.