

New Lease Available

Initial Rent : £12,000 Per Annum

Unit 6, Quayside Business Centre, School Road, Lowestoft, Suffolk NR33 9NW



- To Let -

Modern Commercial Unit

- Warehouse unit 1,853 sq ft (172m²)
- Offices & WC facilities
- Good height vehicle door
- 2 car parking spaces
- Established estate



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Tel: 01493 853853



First Floor
21 Hall Quay
Great Yarmouth
Norfolk NR30 1HN

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Lowestoft

Lowestoft is England's most Easterly town and second largest in Suffolk with an active port. Employment includes fabrication for the off shore industry, wind farms, CEFAS Laboratory and Birds Eye Factory. The south shore of Lake Lothing has in part undergone re-development with food stores, business parks, small industrial units and marina complexes. A third river/Lake crossing is currently under construction.

Lowestoft forms part of East Suffolk Council's administration area and has an urban population of approximately 71,000 with a summer increase with its involvement in the holiday industry. Lake Lothing has locked access to the Broads (via Oulton Broad) with its water borne access to Norwich, Great Yarmouth and the Norfolk Broads.

Lowestoft has excellent connectivity, with a main railway station to London (Liverpool Street (122 miles, approx. 3 hours) and Norwich (28 miles, approx. 42 minutes). Norwich has the nearest major airport. The town is serviced by the A12 trunk road which connects to the A14 near Ipswich (46 miles) and gives access to Felixstowe. The A146 gives access to Beccles and Norwich. The A47 runs 10 miles north to Great Yarmouth.

Location

The unit is situated within a terrace of self-contained units which form Quayside Business Centre located to the south shore of Lake Lothing and accessed via School Road from Victoria Road (B1531). The B1531 links Oulton Broad to the west and Lowestoft town centre and A12 to the east. The new third river crossing (Gull Wing Bridge) is scheduled to open in 2024 and is close by.

Description

A well proportioned modern unit measuring 1,853 sq ft (172 m2) with warehouse, reception office, office area, kitchenette and WC. Access from roller shutter door measuring approx. 3.5m wide x 3.2m high and with height to underside of eaves of approx. 4.3m.

Accommodation

Warehouse, offices & WC	1,853 sq. ft	172.14 sq. m
Total	1,853 Sq. Ft	172.14 Sq. M

Services

Mains water, three phase electricity and drainage are connected to the unit.

Tenure

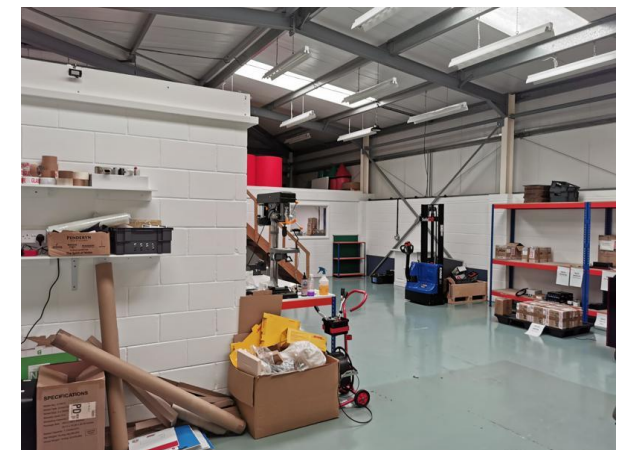
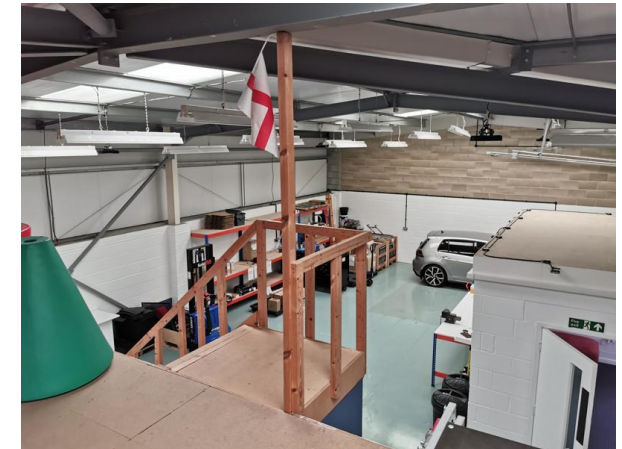
Leasehold.

Terms

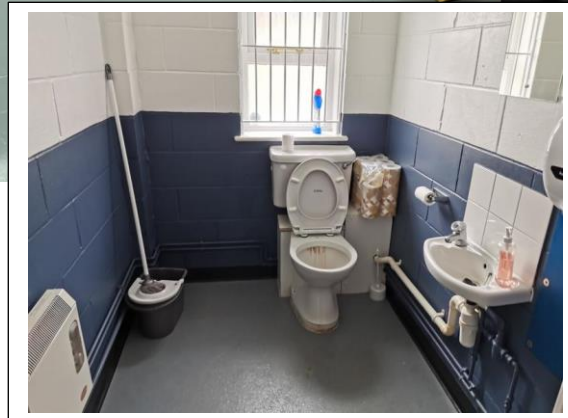
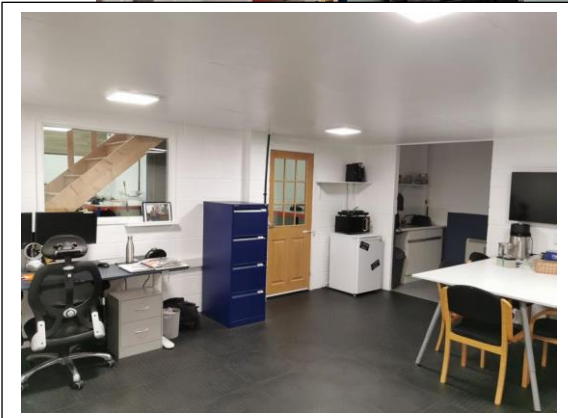
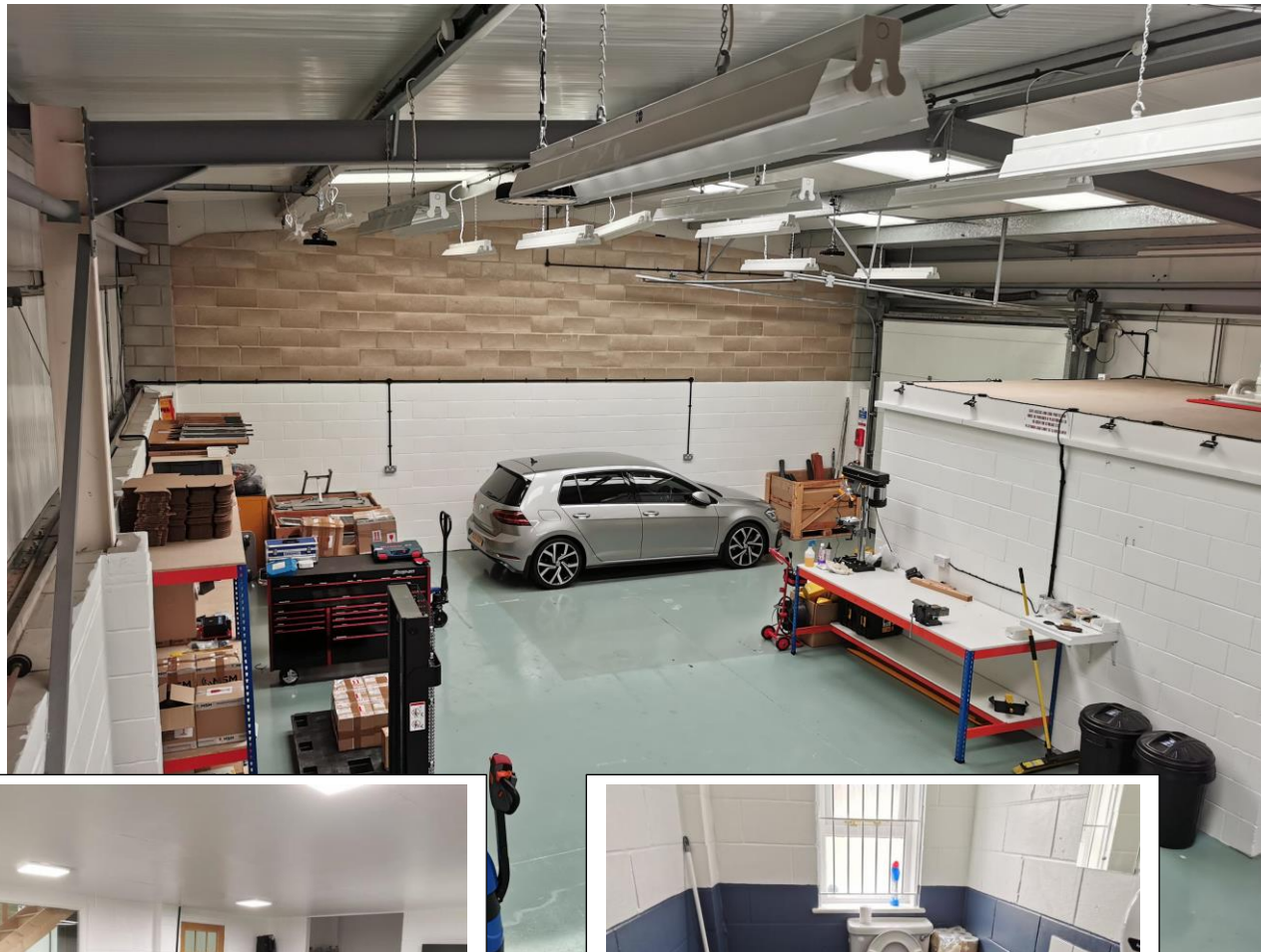
A new lease is for a multiple of 3 years on effective tenant's full repairing and insuring terms at an initial rent of £12,000 pa exclusive. A service charge is applicable to include external building maintenance, roller shutter door servicing, landscaping and common area maintenance. Buildings insurance is not included in the service charge. Further details available from the agent.

Possession

Vacant possession upon completion of a new lease.



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Business Rates

The current Rateable Value is £8,900. An occupier may be eligible for 100% business rates relief subject to successful application to East Suffolk Council Business Rates Department.

EPC

The Property has an Energy Performance Rating of "D" (Rating 91). The Certificate and Recommendation Report are available upon request.

VAT

VAT will be applicable to the rent.

Legal Costs

The Landlord will be instructing solicitors to issue a standard lease. A 3 month rental deposit is required and rent and service charge to be paid one month in advance.

Anti-Money Laundering

In accordance with the latest Anti-Money Laundering Legislation, the prospective tenant will be required to provide proof of identity, address and funds to the letting agents prior to letting.

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Agent Details

For further details please contact:

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Consumer Protection from Unfair Trading Regulations 2008 (CPR)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included.

Disclaimer

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