



Mill Road Yard

Lowestoft | Suffolk | NR33 0PP

Monthly Rental

£600

- Secure yard extending to approximately 623 sq m
- Includes 40ft storage container
- Secure coded entrance gate
- Excellent commercial location on Mill Road
- Close to major national retailers including Asda, McDonald's and Dunelm
- Convenient access to one of Lowestoft's main industrial estates
- Short walk to town centre, bus and rail stations
- Suitable for a variety of commercial and storage uses (subject to consent)
- Available for immediate occupation





Square Meterage: Approx 623m² | Rateable Value: £6,100 | EPC Rating: N/A

An excellent opportunity to lease a secure open storage yard in a highly accessible location on Mill Road, Lowestoft.

Extending to approximately 623 sq m (6,706 sq ft), the site benefits from a secure coded entrance gate and includes a 40ft shipping container, providing valuable on-site storage accommodation suitable for a variety of commercial uses.

The property occupies a convenient position close to one of Lowestoft's principal industrial estates and is within easy reach of several major national retailers including Asda, McDonald's and Dunelm. Lowestoft town centre, bus station and railway station are all within a short walking distance, providing excellent connectivity for businesses and staff alike.

The level, secure yard offers flexible external space suitable for storage, vehicle parking, contractors' compounds, trade uses, and a range of other commercial operations, subject to any necessary consents.

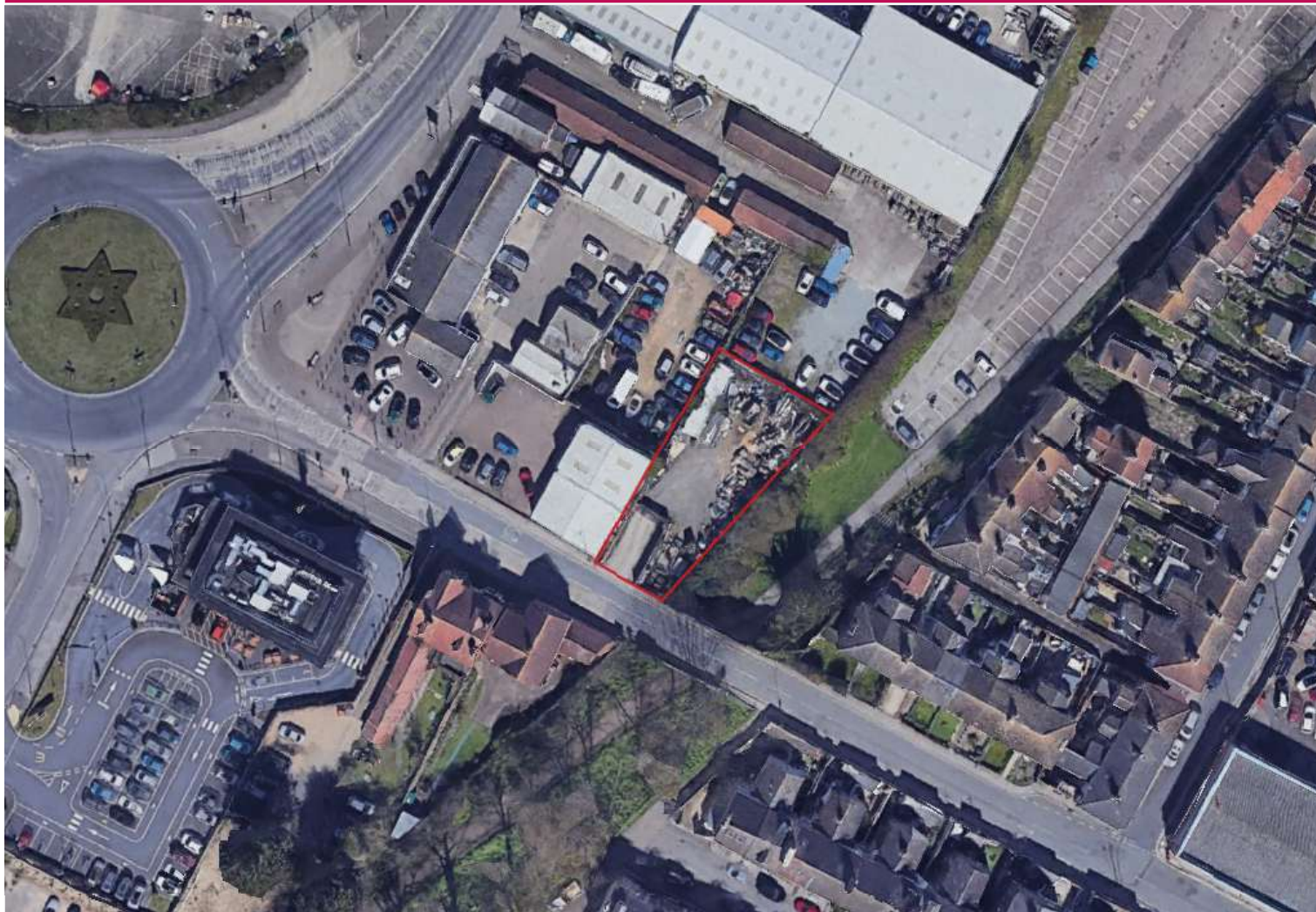
Available for immediate occupation, this is a rare opportunity to secure a well-located and easily accessible yard within one of Lowestoft's established commercial areas.

Key Features

- Secure yard extending to approximately 623 sq m
- Includes 40ft storage container
- Secure coded entrance gate
- Excellent commercial location on Mill Road
- Close to major national retailers including Asda, McDonald's and Dunelm
- Convenient access to one of Lowestoft's main industrial estates
- Short walk to town centre, bus and rail stations
- Suitable for a variety of commercial and storage uses (subject to consent)
- Available for immediate occupation

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

Floor Plans



Additional Information

- **Rent:** £7,200 per annum
- **Use Class B8**
- **New Lease available - Flexible Terms**

Applicable Fees

- Administration Fee: £360 (inc VAT)
- Compliance & ID Verification Charge: £30 (payable to 3rd Party HIPLA)
- Deposit (Typically ranging from 1-3 months rent)
- 1 months rent upfront
- Lease fee - £675 + VAT only payable if Steel & Co are instructed to prepare the lease

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

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

Steel and Co do not guarantee the accuracy of these particulars, dimensions, permission for use or references to condition which are for the guidance of prospective tenants or purchasers and do not constitute the whole or part of an offer. Prospective tenants or purchasers must satisfy themselves as to the suitability of the premises and conduct their own due diligence. Application fees may apply.

Steel & Co

COMMERCIAL PROPERTY SERVICES

92 High Street Lowestoft
Suffolk NR32 1XW

T 01502 446000

E info@steelandco.co.uk

www.steelandco.co.uk