



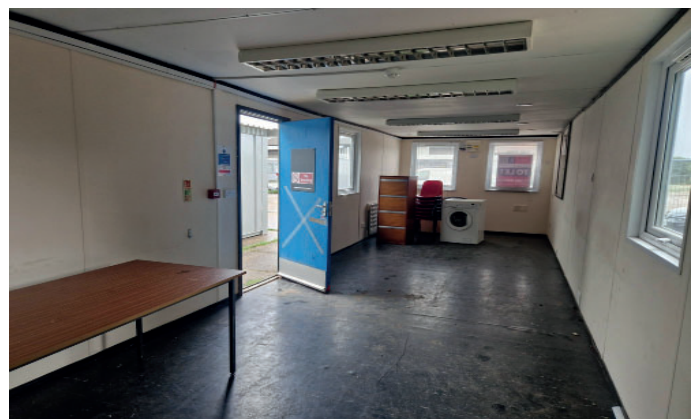
Rolls Royce 1

Hopton Timber Estate | Hopton | NR31 9AX

Monthly Rental

£220

- Stand-alone self-contained unit
- Located on the well-regarded Hopton Timber Estate
- Conveniently between Gorleston and Lowestoft, near A47
- Secure business environment
- Personnel access door
- Double-glazed windows
- Individual pay-as-you-go electricity supply
- Communal on-site toilet facilities
- Gated site with CCTV coverage
- Suitable for office or storage use (Subject to permissions)





A well-presented and versatile stand-alone unit available to rent on the established Hopton Timber Estate, located on the outskirts of Hopton-on-Sea. Ideally positioned between Gorleston and Lowestoft, the property benefits from convenient access to the A47, providing excellent connectivity to the surrounding Norfolk and Suffolk areas.

The unit is self-contained and offers flexible accommodation suitable for a variety of uses, including office space, business workspace, or secure storage (subject to any necessary consents). The building benefits from double-glazed windows that allow for good natural light, creating a comfortable and practical working environment.

Access is provided via a convenient personnel door, making the unit suitable for regular day-to-day use. Its compact and functional layout makes it particularly appealing for start-up businesses, small enterprises, or individuals seeking affordable workspace away from home.

Hopton Timber Estate is a well-maintained and popular light industrial location that is home to a range of established local businesses. The estate offers a secure and professional setting, with gated access and CCTV monitoring helping to ensure a safe environment for occupiers.

With rent set at just £220 per month, this unit represents an excellent and affordable opportunity for businesses or individuals requiring flexible workspace or storage in a convenient location.

Viewing is by appointment only.

Key Features

- Established light industrial estate location
- Gated site with CCTV coverage
- Communal on-site toilet facilities
- Convenient access to the A47
- Good natural light throughout
- Open-plan, versatile workspace
- Suitable for office, storage, or small-scale operations
- Individual pay-as-you-go electricity supply
- Ideal for small businesses or start-ups

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

Site Plan



Additional Information

- **Rent:** £220 Per Month
- **Site Fee:** £7 Payable monthly in line with rental payments
- **Individual pay-as-you-go electricity supply**
- **On site WC Facilities**
- **NO VEHICLE REPAIRS, VEHICLE STORAGE OR BUSINESSES.**



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