



## 10 Gordon Road, Lowestoft, Suffolk NR32 1NL

Good Quality Offices

Situated in the heart of the town centre, opposite the bus station and close to the retail lanes.

- **160 m<sup>2</sup> (1,722 sq ft) on three floors**
- **A2 use**
- **Heating and Cooling Cassettes**
- **High Quality Offices which can be let separately by the floor for an owner occupier**
- **Gas central heating**
- **Town centre location**
- **Double Glazed Throughout**
- **Car Parking**

**Guide Price £175,000 Freehold**

### Contact

Mike Younger FRICS, Mark Duffield BSc FRICS  
or Sharon Bray on 01493 853853.

### Aldreds Estate Agents

17 Hall Quay Great  
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**Reference Number:** L1838/03/15

**Accommodation:**

**Ground Floor**

**Entrance Hall**

**Reception Area** 27' 4" x 12' 10" (8.33m x 3.92m) excluding bay

**Office** 19' 1" x 13' 7" (5.82m x 4.13m)

**Kitchen Area** 6' 2" x 6' 4" (1.88m x 1.92m)

**2 WC's**

**Office** 7' 7" x 8' 11" (2.31m x 2.73m)

**First Floor**

**Lobby**

**Office** 9' 5" x 7' 1" (2.87m x 2.16m)

**Meeting Room** 12' 11" x 11' 9" (3.94m x 3.59m) excluding bay

**Lobby**

**Kitchen** 6' 11" x 9' 5" (2.10m x 2.87m)

**2 x WC's**

**Landing**

**Lobby / Store**

**Office** 10' 1" x 13' 7" (3.07m x 4.14m)

**Office** 9' 4" x 13' 7" (2.84m x 4.14m)

**Office** 12' 4" x 11' 4" (3.75m x 3.45m)

**Second Floor**

**Landing**

**Store Room**

**Office** 13' 6" x 12' 9" (4.11m x 3.89m)

**Office** 11' 6" x 12' 11" (3.51m x 3.94m)

**Total : 1723 ft<sup>2</sup> (160m<sup>2</sup>)**

**Outside**

Front Forecourt. Rear courtyard.

There are 2 long leasehold car parking spaces with the property and a further 5 car parking spaces can be leased at £500 per annum per space.

**Services**

Mains water, electricity, gas and drainage are connected.

**Business Rate Assessment**

2010 Rateable Value is £13,000. The 2017 Draft Valuation Value is £11,000. The amount payable in the £ for 2016/17 is 48.4p

**Lease for Assignment**

New Lease £15,000 per annum. For a term of three year multiples.

**Location**

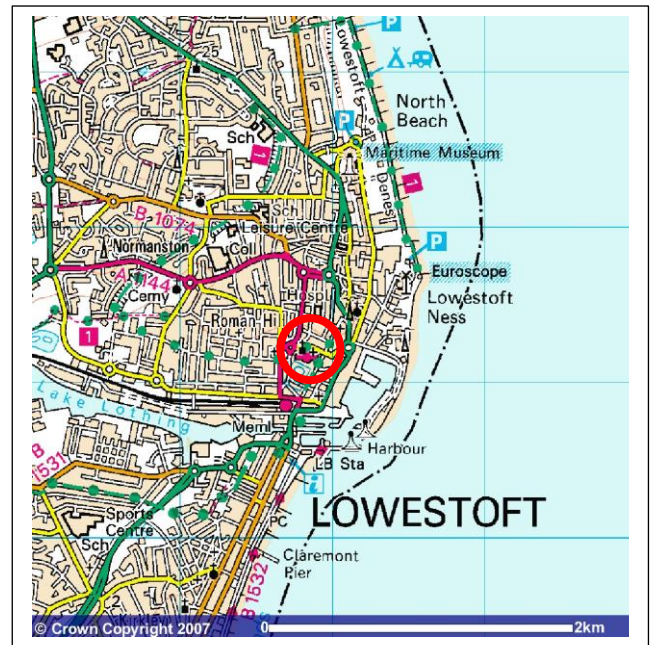
Lowestoft is a busy port town with an attractive Royal Marina. The main commercial industries service the main North Sea gas, oil and the emergent wind farm sectors. The town's location on the Heritage Coast, with superb beaches and its closeness to the Broads National Park, supports a strong tourism industry. Lowestoft has a resident population of around 60,000 people and is within 30 minutes travel time to work, reaching an area of around 250,000 population. There are good road, rail and flight connections to all other parts of the UK.

**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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**SITE PLAN FOR IDENTIFICATION PURPOSES ONLY**

**Aldreds**  
Chartered Surveyors

**TENURE:** Freehold

**VAT**

All rents and prices are quoted net of VAT. In the event of buildings being classed as "Taxable Buildings", or owners deciding to opt for buildings to be classed as such, all prices or rents quoted will be subject to the addition of VAT at the standard rate.

**Legal Cost**

Both parties will be responsible for their own legal costs.