Aldreds
Commercial

...delivery above expectations

Phoenix Enterprise Park, Gisleham, Lowestoft NR33 7NP

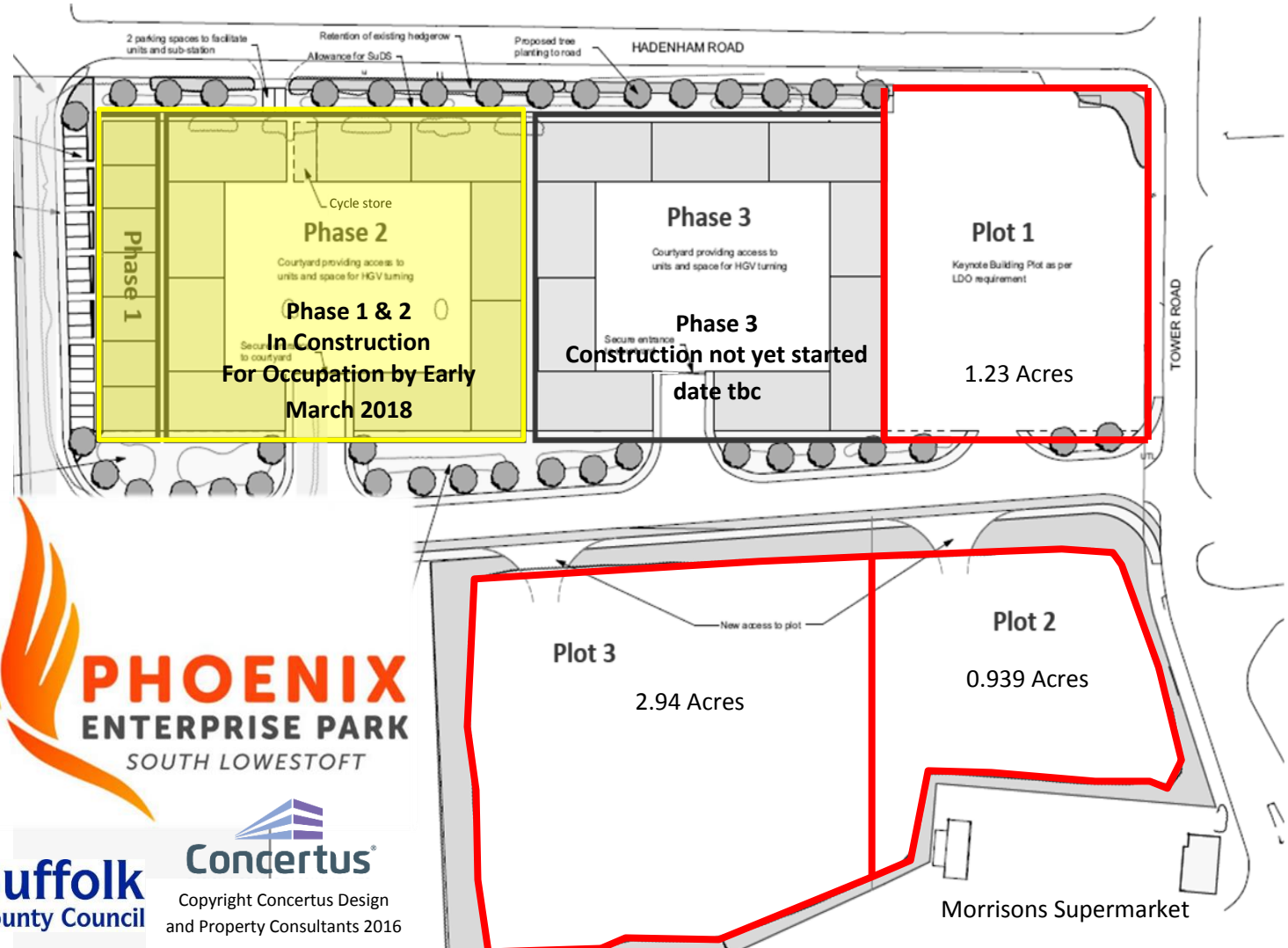## 3 Plots of Land for Development

For Sale

3 Plots of land which are roughly flat and two have a highly visible frontage to this major local spine road connection and the retail/commercial parks to the town centre.

Plot 1, Tower Road - Approx. 1.23 Acres
Plot 2, Tower Road - Approx. 0.939 Acres
Plot 3, New Road Frontage - Approx. 2.94 Acres

South Lowestoft Employment Zone is sited approximately 4 miles from the town centre and immediately on the A47 Trunk Road

A Major New Development By

**PHOENIX
ENTERPRISE PARK**
SOUTH LOWESTOFT

2 parking spaces to facilitate units and sub-station
Retention of existing hedgerow
Proposed tree planting to road
HADENHAM ROAD
Allowance for SuDS

Cycle store

Phase 1

Phase 2
Courtyard providing access to units and space for HGV turning
Secure [...] to courtyard

**Phase 1 & 2
In Construction
For Occupation by Early
March 2018**

Phase 3
Courtyard providing access to units and space for HGV turning
Secure entrance

**Phase 3
Construction not yet started
date tbc**

Plot 1
Keynote Building Plot as per LDO requirement

1.23 Acres

TOWER ROAD

New access to plot

Plot 3

2.94 Acres

Plot 2

0.939 Acres

Morrisons Supermarket

Suffolk County Council

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RICS

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The Site

The site is located within the South Lowestoft Industrial estate which is sited approximately 4 miles from the town centre of Lowestoft, with good access routes from the A12 and A146.

Description of Plots / Use

The Land can be used for B2, B2 or B8 uses although other uses within an employment zone should be available subject to planning consent from the East Suffolk District Council.

Plots 2 & 3 may be taken together for a larger development.

Ground Conditions

The Development on part of the site has been constructed on normal foundations and it is not thought difficult ground conditions are present, but this will be subject to a detailed survey of the plots.

Services

Mains water, electricity, drainage will be connected. Gas is under consideration.

Tenure

Freehold.

Business Rates

The tenant is responsible for the payment of all business rates due on the premises. Details of reliefs are available on request. The small units are exempt for for small business. The remainder may be available for Business Rate allowences from the East Suffolk DC which will be confirmed after the 22nd of November 2017.

Enterprise Zone Business Rate Discount

Potentially business rates relief of up to approximately £55,000 per year is available for any business which locates to Phoenix Enterprise Park Enterprise Zone before 1st April 2018. The relief can be awarded for up to five years. (Maximum relief available is £275,000).

Possession

Vacant Possession on completion.

Price

By negotiation with the agent based upon use by potential purchases to satisfy themselves of the condition.

VAT

All rents and prices are quoted net of VAT. Rents quoted will be subject to the addition of VAT at the standard rate.

Location

Lowestoft is England's most Easterly town and has an active port with Marinas and commercial users. It is actively involved in fabrication for the off shore industry, wind farms and CEAFAS is based there. The south shore of Lake Lothing has in part undergone re-development with food stores business parks small industrial units and marina complexes. Lake Lothing has locked access to the Broads (via Oulton Broad) with its water borne access to Norwich, Great Yarmouth and the northern Broads. Lowestoft forms part of East Suffolk Council's administration area has a population of about 60,000 and a summer increase with its involvement in the holiday industry. Lowestoft has a main railway station (Liverpool Street London, approx. 3 hours) and Norwich, approx. 30 minutes. The town is serviced by the A47 trunk road which connects to the A14 near Ipswich and gives access to Felixstowe. The A146 gives access to Beccles and Norwich and the A11 / A14 / M11 connect to London and the Midlands. Norwich International Airport is 35 minutes away and London Stansted about 1 hour 30 minutes (both by road).

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KEY

- PHOENIX ENTERPRISE PARK (PEP)
- THE ENTERPRISE ZONE (EZ)
- INDUSTRIAL AND COMMERICAL AREAS
- INDUSTRIAL AND COMMERICAL BUILDINGS
- RESIDENTIAL AREAS
- FARMLAND AND GREEN AREAS

PHOENIX ENTERPRISE PARK

THE ENTERPRISE ZONE

HOMEBASE

MORRISONS

CHURCH

CHURCH

HARVEST DR.

PINBUSH ROAD

COOKE CL.

BARLEY WAY

BLOODMOOR RD

ARBOR ROAD

B1532 LONDON RD

COOKE ROAD

TOWER ROAD

HADENHAM ROAD

TOWER RD

A12 LONDON ROAD

A12

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