

Units 1 - 4 Leyland Court, Lowestoft, Suffolk NR32 2EP

A row of four centrally located multipurpose units to the rear of the retail park. Steel portal frame and blockwork construction to lower elevations profile sheet cladding to upper elevations and roof, with good eaves height of 6.75m. 3 phase power supply and lighting. Offices, showroom and WC. The units are within a large secured yard with perimeter fence and gates for overnight security. Generous car parking for 56 cars.

Unit 1 Measures 3752ft² (348.69m²)

Unit 2 Measures 3752ft² (348.96m²)

Unit 3 Measures 5145ft² (478.18m²)

Unit 4 Measures 2492ft² (231.61m²)

Combined - 15,141 ft² (1,407m²)

- Centrally located
- B1(c) light industrial and B8 use (warehouse and distribution).
- Large secured perimeter fencing with gates
- 15,141 sq ft 1,407m²
- 6.75m Eaves Height
- 3 Phase Power Supply
- Parking for 56 cars

Annual Rental Of £54,500 PAX Leasehold

Contact

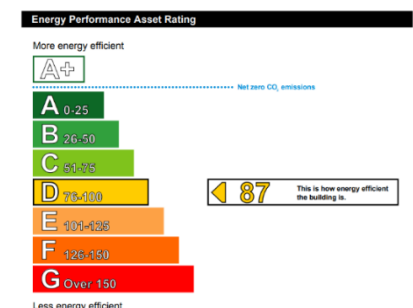
Mike Younger FRICS, Mark Duffield BSc FRICS
Sharon Bray, Laura Driver on 01493 853853.

Aldreds Chartered Surveyors

Garden Room, Star & Garter House, Row 57, Great Yarmouth, Norfolk NR30 1HS
Tel: 01493 853853
Email: commercial@aldreds.co.uk
Web: www.aldreds.co.uk



EPC – Units 1 & 2



EPC – Units 3 - 5



Accommodation:

Unit 1 - 3752 sq ft (348.69m²)

Office 387ft² (35.93m²)

Office / Showroom / Canteen and Separate WC 207ft² (19.28m²)

Unit 2 - 3752 sq ft (348.96m²)

Office 387ft² (35.93m²)

Separate Entrance Reception 285ft² (24.9m²)

Two Separate WCs

Unit 3 - 5145 ft² (478.18 m²)

Original Office / domestics 37.12m² (400ft²)

Separate Secondary offices / Showroom 67.69m² (732ft²)

1st Floor Office 12.29m² (137ft²)

6.75 m eaves, vehicle roller shutter door.

Unit 4 - 5010 ft² (465.39m²)

Original Office / domestics 37.12m² (400ft²)

Separate Secondary offices / Showroom 67.69m² (732ft²)

1st Floor Office 12.29m² (137ft²)

6.75 m eaves, vehicle roller shutter door.

Total GIA 15,141 sq ft 1,407m²

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.

Business Rates

The 2017 rateable value for both Units 3 & 4 is £25,500. The 2017 rateable value for both Units 1 & 2 is £25,750. The amount payable in the £ for 2016/17 is 46.6p for rateable values under £51,000 .

Tenure

The property is available on a leasehold basis on terms to be negotiated. Based upon 3 to 5 year terms.

Services

Mains Water, electricity and drainage are connected. We understand gas can be available.

NOTE

An office and toilet can be added by the landlord if required but at an extra rental cost.

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.

TENURE: Leasehold

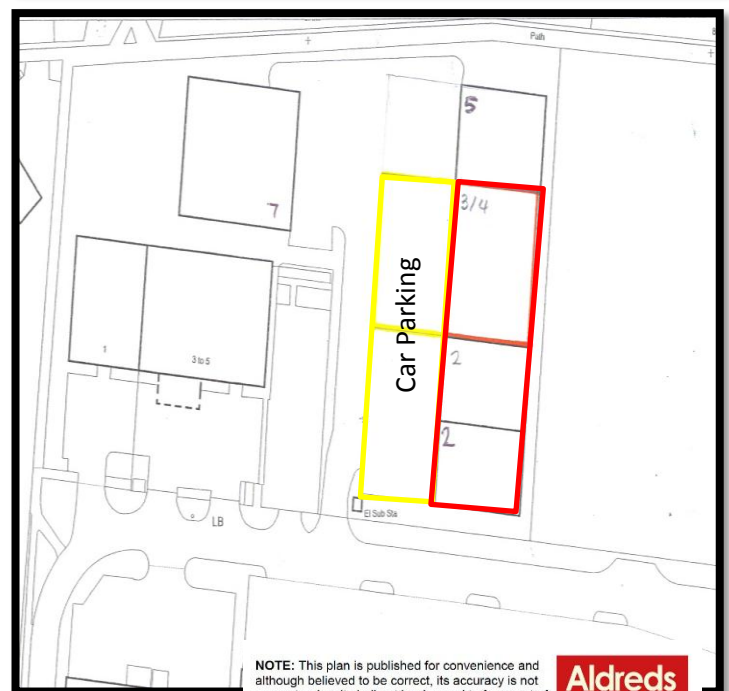
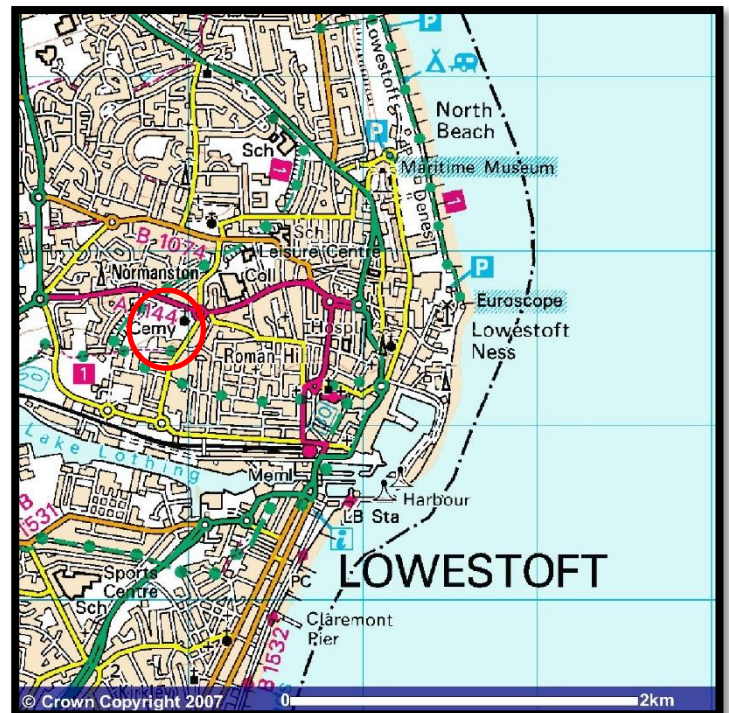
SERVICES: Mains water, electricity, gas & drainage are believed to be connected

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

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are traveling some distance please check with Aldreds on the issue of availability prior to traveling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.



NOTE: This plan is published for convenience and although believed to be correct, its accuracy is not guaranteed so it shall not be deemed to form part of the contract.

This plan is prepared with the sanction of the controller of HM Stationary Office. Crown Copyright Reserved.

SITE PLAN FOR IDENTIFICATION PURPOSES ONLY

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