

Longfields Court

Wolseley Business Park

Mobbs Way, Oulton Broad, Lowestoft, Suffolk NR32 3FA

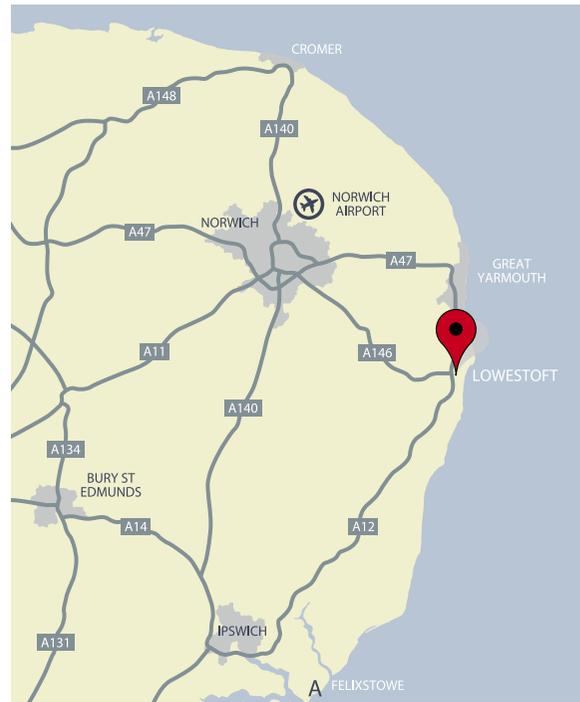
LONGFIELDS COURT - NOW UNDER CONSTRUCTION - AVAILABLE AUTUMN 2017

ENTERPRISE
ZONE STATUS



The East Coast's Premier Business Location | A development of nine quality commercial units
From 139.35 sq m (1500 sq ft) to 418.05 sq m (4500 sq ft)

for sale or lease



Location

Lowestoft is the most easterly town in the United Kingdom and is an important regional sub centre for the east coast. Located on the Norfolk/Suffolk border it is only 8 miles south of Great Yarmouth and 22 miles south east of Norwich. It is also the administrative centre of Waveney District Council.

Lowestoft's main access is via the A146 to Norwich and the A12 to Great Yarmouth and Ipswich, both routes providing access to the national road network. Lowestoft has a main line railway station with frequent services to Norwich, Ipswich and London Liverpool Street.

The area has a wealth of skilled oil and gas exploration workers. Great Yarmouth now has a large deep water outer port and along with Harwich and Felixstowe provides excellent port facilities.

Lowestoft is also ideally positioned for the offshore energy windfarm sector.

Situation

Wolseley Business Park is located at Oulton Broad on the B1375 (Gorleston Road) west of Lowestoft. The location provides excellent access to both Lowestoft town centre and Great Yarmouth.

The Opportunity

Speculative high quality business units - now under construction. From 139.35 sq m (1500 sq ft) to 418.05 sq m (4500 sq ft)

- B1 and B8 use including Trade Counter & Retail
- Built to Shell finish
- Power floated concrete floor with good loading
- Full height up and over roller doors
- 6m minimum eaves height
- 3 phase electric supply laid on
- Fit out options available

The Development team is approachable being the only developer locally prepared to Design and Build to client led requirements. The remainder of the site is available for industrial, trade counter and office use with units from 279 sq m (3,000 sq ft) to 4646 sq m (50,000 sq ft) on a freehold or leasehold basis.

Enterprise Zone

Businesses relocating to Wolseley Business Park will benefit from:

- FREE Business Rates for 5 years – subject to status
- Superfast broadband
- Simplified planning with no fees

Contact and further information

Please contact the Sole Agent
Daniel Bycroft
db@charlesbycroft.co.uk



RICS Guidelines 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 and trade associations or through the website www.commercialleasecodeew.co.uk

Disclaimer These particulars are believed to be correct, however their accuracy cannot be guaranteed and they do not form part of any contract. We have not carried out any formal surveys on floor or site areas and these are approximate, nor any tests on the incoming services, installations or appliances. We urge interested parties to arrange their own surveys as necessary prior to purchase or lease. August 2017

