

Phoenix Enterprise Park, Gisleham, Lowestoft NR33 7NP

4 Plots of Land for Development

For Sale

4 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.

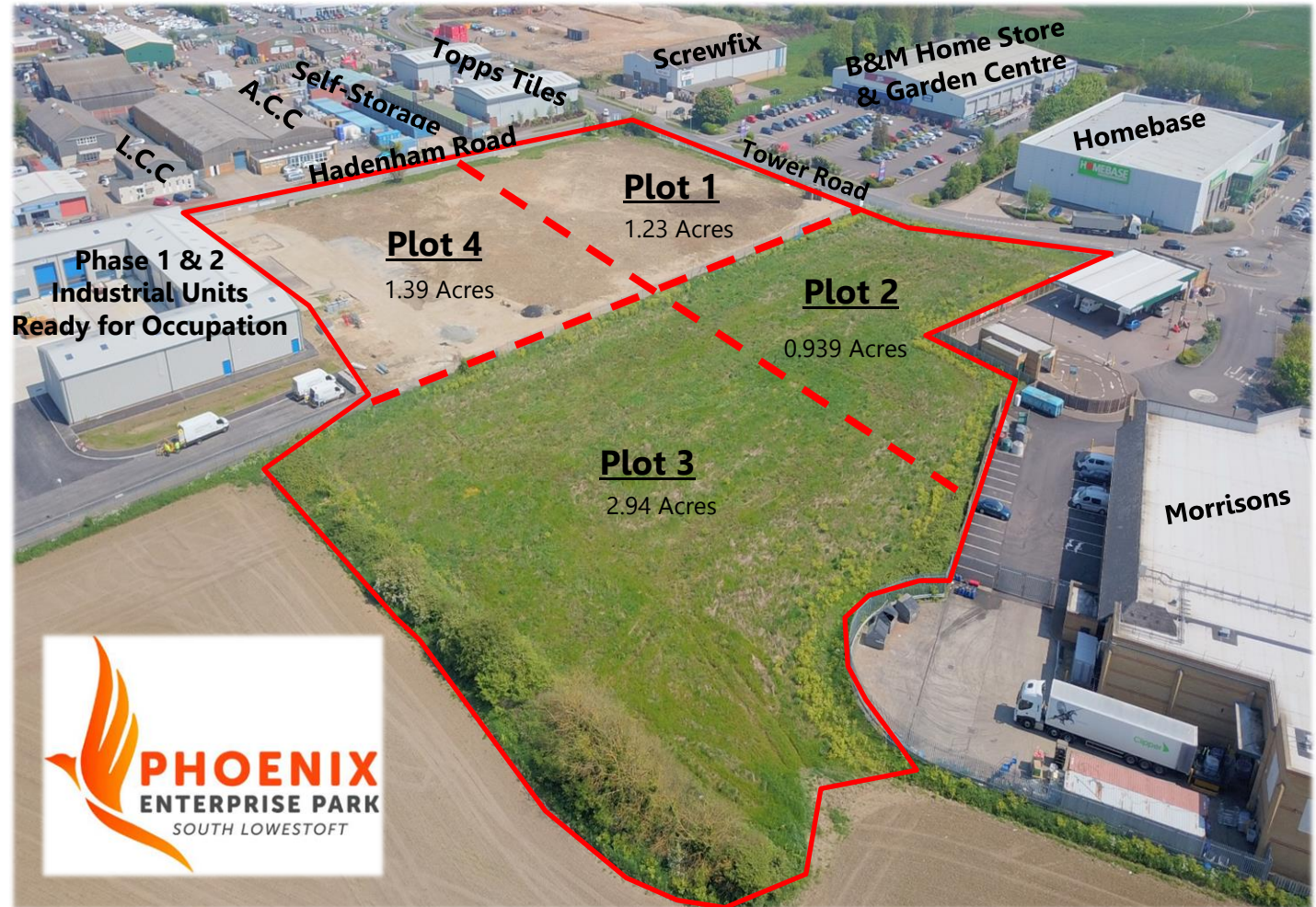
Plot 1, Tower Road - Approx. 1.23 Acres

Plot 2, Tower Road - Approx. 0.939 Acres

Plot 3, New Road Frontage - Approx. 2.94 Acres

Plot 4, Tower Road - Approx. 1.39 Acres

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



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 1 & 4 or 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 & Gas are available in the road.

Tenure

Freehold.

Business Rates

The tenant is principally responsible for the payment of all Business Rates due on the premises.. The small units are exempt for for small business. The remainder will be available for Business Rate allowances from the East Suffolk DC, which will be support for three years.

Possession

Vacant Possession on completion.

Price

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

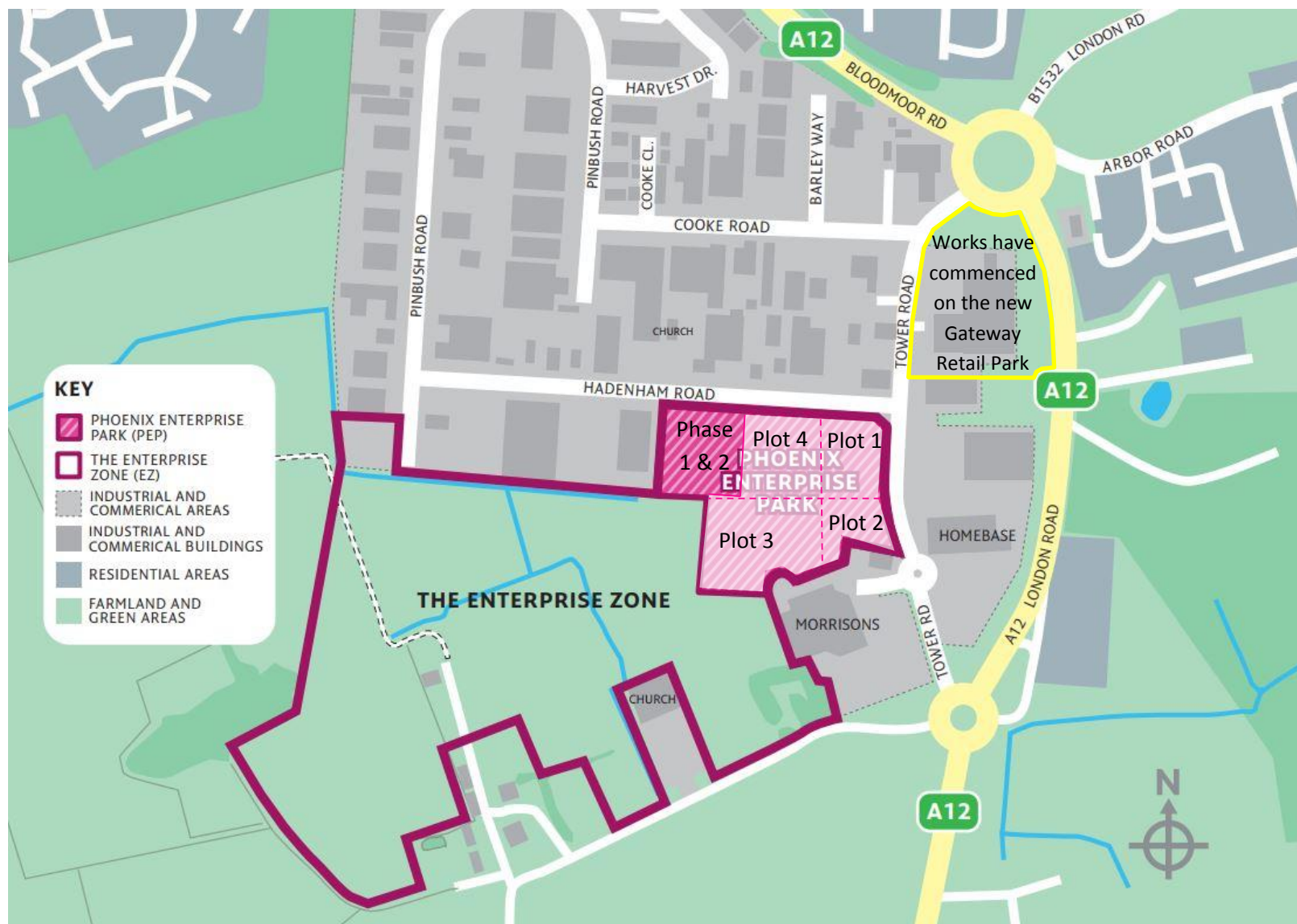
VAT

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 CEAFA 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).



Drone Photographs

