

Warehouse, School Road, Lowestoft, Suffolk NR33 9NB

A traditional industrial building of steel frame construction with brick infill elevations beneath a six bay steel truss and northlight roof providing good natural light. Along the full length of the front of the building are single storey flat roof offices that protrude into the factory unit. There is a yard/car park in front and access space along both sides with six roller shutter doors, the whole site being approximately 1.29 acres, and offers potential for occupation or redevelopment.

- Freehold industrial building
- Vacant possession
- 3,960m² (28,900 ft²)
- Eaves Height 10m approx.
- Adjacent waterfront and marina
- Development potential or occupation
- Yards on 3 sides

Guide Price £495,000 Freehold

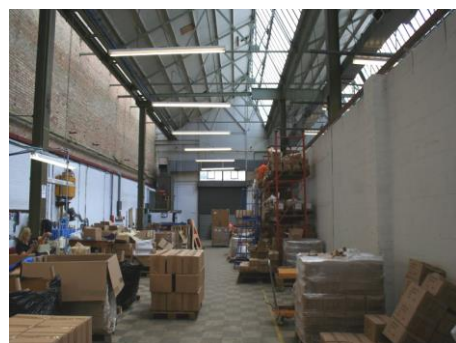
Or To Let £60,000 pa

Contact

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

Aldreds Estate Agents

17 Hall Quay Great Yarmouth Norfolk NR30 1HJ
Tel: 01493 853853
Email: commercial@aldreds.co.uk
Web: www.aldreds.co.uk



Accommodation:

GIA

Ground Floor Area 1 2,160 m² (22,800 ft²)
Warehouse / Workshops

Ground Floor Area 2 1,800 m² (6,100 ft²)
Offices

Totals 3,960m² (28,900ft²)

Tenure

Freehold or Leasehold (£60,000 pa – Multiples of 3 years)

Planning

There are a number of vacant properties along School Road for which there are proposals for residential redevelopment.

Business Rates

2017 rateable value is £49,000. The amount payable for 2017/18 is 46.6p in the £.

Location

Lowestoft is Englands 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 CEAFAIS 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. There is a demand for a third river/Lake crossing which would give this site a strategic visibility.

Lowestoft forms part of Waveney District Councils administration area has an indigenous population of about 60,000 and a summer increase with its involvement in the holiday industry. Birds Eye is a major food processor in town. 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 has a main railway station (Liverpool Street London, approx. 3 hours) and Norwich, approx. 30 minutes. The town is serviced by the A12 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. The A12 terminates at Great Yarmouth 10 miles north of Lowestoft. Norwich International Airport is 35 minutes away and London Stansted about 1 hour 30 minutes (both by road).

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

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.

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.

