



WAREHOUSE WITH GOOD PARKING AND YARD AREA

Unit 7 Whapload Road, Lowestoft NR32 1UJ

- Popular business park location in the heart of Industrial Lowestoft
- Ground floor warehouse with new roller shutter doors, recently refurbished
- Warm/cool air conditioning, ample car parking, yard area available
- To let on new flexible lease terms, £32,500 per annum exclusive
- Approx. 464.5 sq m (5,000 sq ft)

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LOCATION

Lowestoft is an English north sea coast town in the county of Suffolk, approximately 18 miles south east of Norwich, 45 miles distant from Ipswich and 129 miles from London. Lowestoft has an estimated population of circa 71,000 and is divided in two by Lake Lothing, with the northern half being the commercial centre and the southern half being the tourist resort.

Lowestoft is now well known for its efforts to develop as a centre for renewable energy in the East of England with the Orbis Energy Centre being set up to promote businesses in the green-energy sector. Associated British Ports have ambitious plans to extend the harbour, and the third bridge crossing has received consent with construction due to start in 2021.

SITUATION

The premises are prominently situated in a popular business park location on Whapload Road, a short distance to the main town centre, and in the heart of Industrial Lowestoft. There are numerous trade occupiers in the immediate vicinity such as Brewers Decorator Centres, Kwik Fit, ATS, car sales, Plumb Center, and other retail showrooms.

DESCRIPTION

The property comprises a ground floor warehouse unit which has recently been refurbished with new roller shutter doors, some office accommodation, warm/cool air conditioning, WC facilities and kitchen. Externally there is a large yard area and ample car parking facilities.

ACCOMMODATION (all areas are approximate)

Total Ground Floor Area	464.5 sq m	5,000 sq ft
Loading Doors	3.5m	
WC and Kitchen Facilities		

PLANNING

The property currently has consent for B8 uses. All interested parties should contact East Suffolk & Waveney District Council on 03330 162 000.

LEGAL COSTS

Each party to bear responsibility for their own legal costs.

BUSINESS RATES

To be assessed. All interested parties should contact East Suffolk & Waveney District Council on 03330 162 000.

SERVICES

We understand that mains electricity, water and drainage are connected to the property. Service charge to be confirmed.

TERMS & TENURE

The premises are available to let on new full repairing and insuring flexible lease terms, for a term of years to be agreed, at a commencing rental of £32,500 per annum exclusive (£6.50 per sq ft).

VAT

VAT to be confirmed.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC has been requested and should be available shortly.

VIEWING

To view or for further information, please contact:

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Subject to contract