

New Lease Available :  
Initial Rent £54,500 per annum

## Centrally Located Warehouse Unit To Let



UNITS 1 - 4  
LEYLAND COURT  
LOWESTOFT  
SUFFOLK NR32 2EP

- Centrally located
- B1(c) light industrial and B8 use (warehouse and distribution)
- Including an Office in each unit
- Large secured perimeter fencing with gates
- 15,141ft<sup>2</sup> (1,407 m<sup>2</sup>) overall



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info@eastcommercial.co.uk

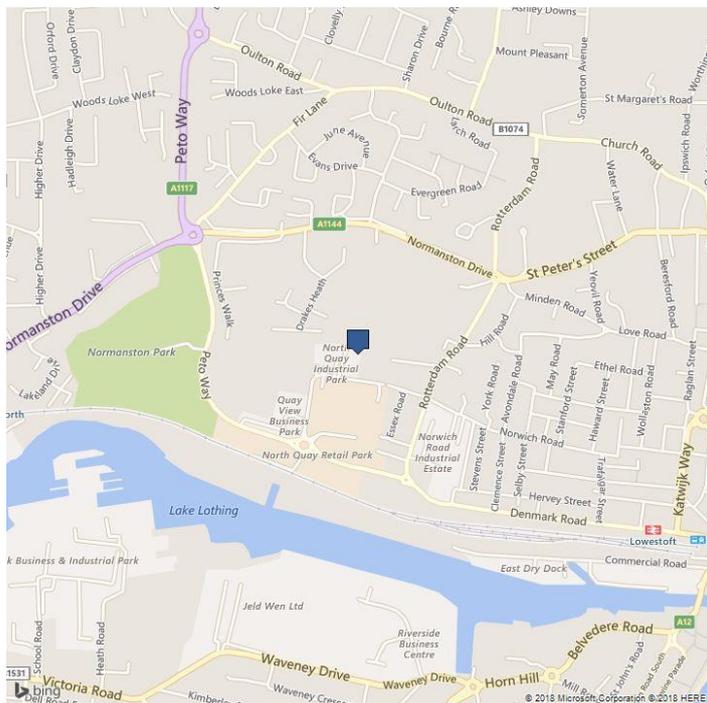
Star & Garter House  
Row 57  
Off Hall Quay  
Great Yarmouth  
Norfolk NR30 1HS

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

## 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 with a CEFAS Laboratory. 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 and has an indigenous population of about 60,000 with 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 Norfolk Broads.

Lowestoft has a main railway station (Liverpool Street London, approx. 3 hours) and Norwich, approx. 36 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 miles (55 minutes) away and London Stansted about 95 miles (2 hours 10 minutes) both by road.



## Description

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.

### 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. East Chartered Surveyors Ltd. Please note: Messrs. East Chartered Surveyors Ltd 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. East Chartered Surveyors Ltd 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 East Chartered Surveyors Ltd on the issue of availability prior to traveling. 5. East Chartered Surveyors Ltd and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

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.

## Accommodation

Unit	Area (sq. ft)	Area (sq. m)
Unit 1	3,752 sq. ft	348.69 sq. m
Unit 2	3,752 sq. ft	348.69 sq. m
Unit 3	5,145 sq. ft	478.18 sq. m
Unit 4	2,492 sq. ft	231.61 sq. m
<b>Total</b>	<b>7,646 Sq. Ft</b>	<b>710.31 Sq. M</b>

## Tenure

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

## Energy Performance Certificate (EPC)

The Property has an Energy Performance Rating of "D" (Rating 81 - 87). The Certificate and Recommendation Report are available upon request.

## Services

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

## Possession

Vacant Possession on completion.

## Planning/Use

B1(c) light industrial and B8 use (warehouse and distribution)

## Rating Assessment

Rateable Value	£51,250
Rates Payable	£25,266.25

## 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 Costs

Both parties will be responsible for their own legal costs.

**Viewing and Further Information:**  
**Strictly by prior appointment with the sole agents:**

Hamish Duncan BLE (Hons) - Agency Manager  
Mike Younger FRICS, Mark Duffield BSc FRICS - Directors  
Sharon Bray, Laura Driver - Administration

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