

New Lease Available :
Initial Rent £12,000 Per Annum

Modern Detached Industrial Unit - To Let



20 PINBUSH ROAD
LOWESTOFT
SUFFOLK
NR33 7NL

- 185.3 m2 (1994 ft2)
- Vehicle door 2.4m wide and 2.9m high
- Steel framed building
- Blown air heating
- Forecourt car parking
- Three phase electricity



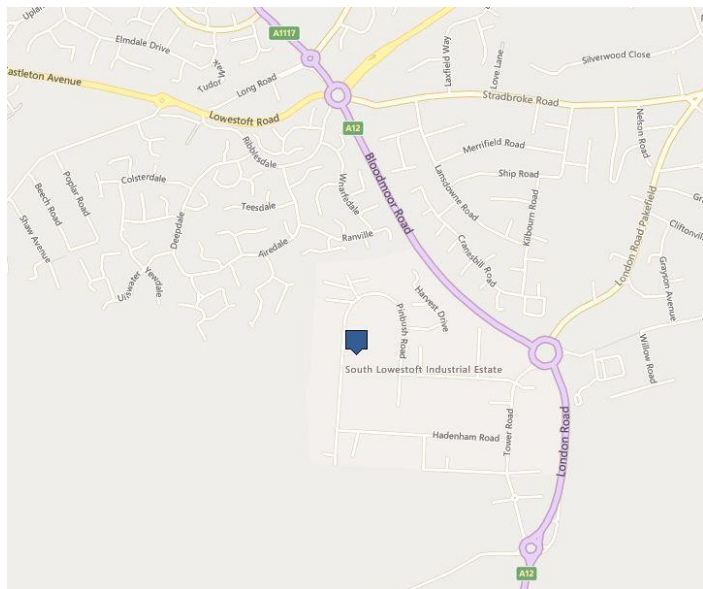
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Star & Garter House
Row 57
Off Hall Quay
Great Yarmouth
Norfolk NR30 1HS

20 Pinbush Road, Lowestoft, Suffolk NR33 7NL

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 Council's 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

Conveniently located within South Lowestoft Industrial Estate. This detached business unit is suitable for a range of uses. The unit is prominently situated on the main circulation road through this popular estate.

Accommodation

Main Unit - Includes front office, lobby, shower, WC, kitchen, rear office and store. Ancillary lean-to and mezzanine stores.	185 sq.m	1,994.6 sq. ft
Total	185 Sq. M	1,994.6 Sq. Ft

Tenure

Term to be agreed in multiples of 3 years / with 3 year reviews. The lease will be on a Full Repairing and Insuring basis.

Energy Performance Certificate (EPC)

The Property has an Energy Performance Rating of "E" (Rating 111). The Certificate and Recommendation Report are available upon request.

Services

Mains water, 3 phase electricity, electricity, gas and drainage are connected.

Possession

Vacant Possession on completion.

Planning/Use

B1, B8

Rating Assessment

Rateable Value	£12,000
Rates Payable	£5,892 before any business rates discounts to which the occupier may be eligible.

VAT

VAT will not be applicable to the rent.

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

www.eastcommercial.co.uk

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

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