



Sunway House, Raglan Road, Lowestoft, NR32 2LW  
*For Sale | Alternative Use Opportunity, Commercial Development,  
Industrial / Warehouse | 71,914 sq ft (6,681.03 sq m)*

# Summary

## Description

Originally built by RG Carter in 1960, for Bally Shoes. Described at the time as having a very distinctive “wave-effect” serrated roofline. Bally Shoes closed the factory in 1997 and subsequently it has been in the ownership of Hoseasons.

The property is set over two levels, with the lower ground divided into various areas for warehousing, plant and storage rooms. Latterly the southern was converted to a children’s nursery, although it has not been in use as such for some time. The warehouse has limited goods access to the rear (west) with a single loading door.

The front of the build faces east and has personnel and visitor access. This floor benefits from excellent natural light owing to the serrated roofline. The southern end of this floor is divided into large bays used for archiving and storage. The northern half housing the call centre and has various meeting rooms, kitchen/breakout space as well as a number of WC facilities.

There are three areas of mezzanine flooring, all of which are accessed from the call centre room.

Externally, the demise includes approximately 74 car parking spaces to the front. At the rear adjacent to the loading bay is a raised surface car park with circa 24 car parking spaces. Beneath this, the space is enclosed with fencing and utilised as an external storage area.

## Specification Includes

- Rarely available freehold opportunity
- Warehouse storage area of 30,072 sq ft
- Offices and storage areas of 41,842 sq ft
- 98 parking spaces
- Redevelopment opportunity

## Additional Information

### Business rates

Rateable Value: £198,200

Rates Payable: £95,136 per annum  
2026/27

### Services

n/a

### Postcode

NR32 2LW

### Terms

Freehold. Price on application.

### Legal Costs

Each party to bear their own costs

### Value added tax

Applicable

### EPC

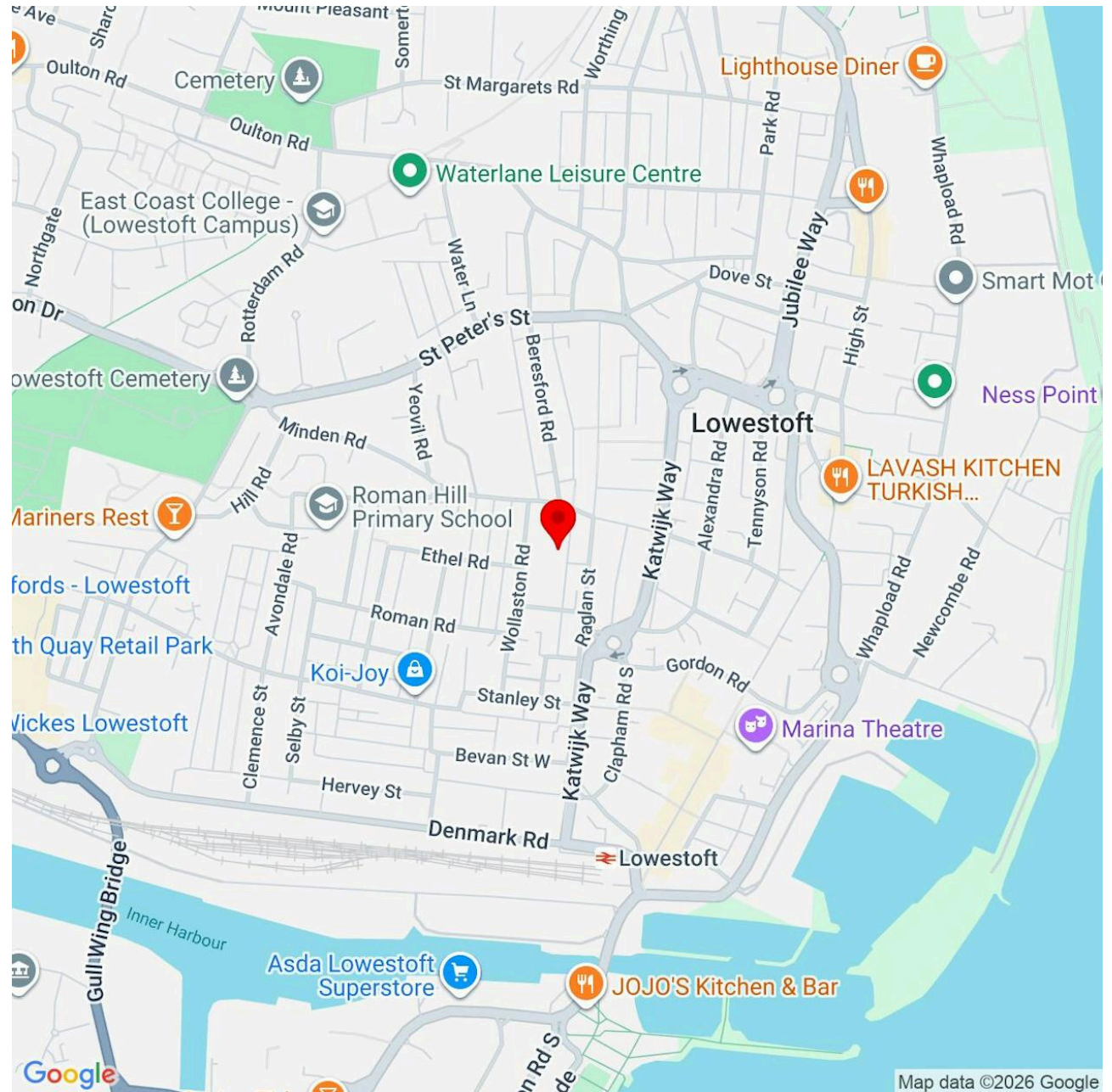
D (79)

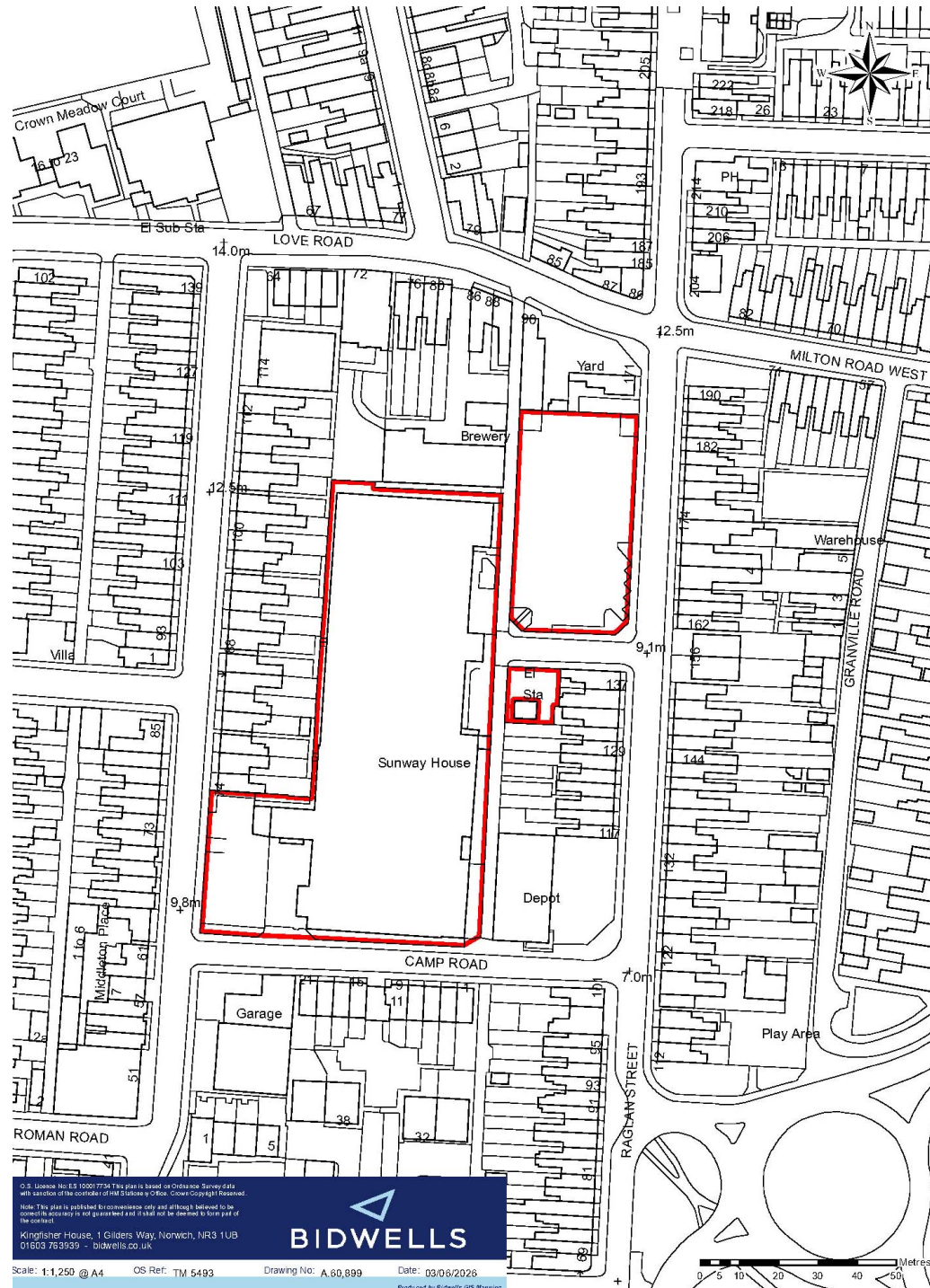


# Location

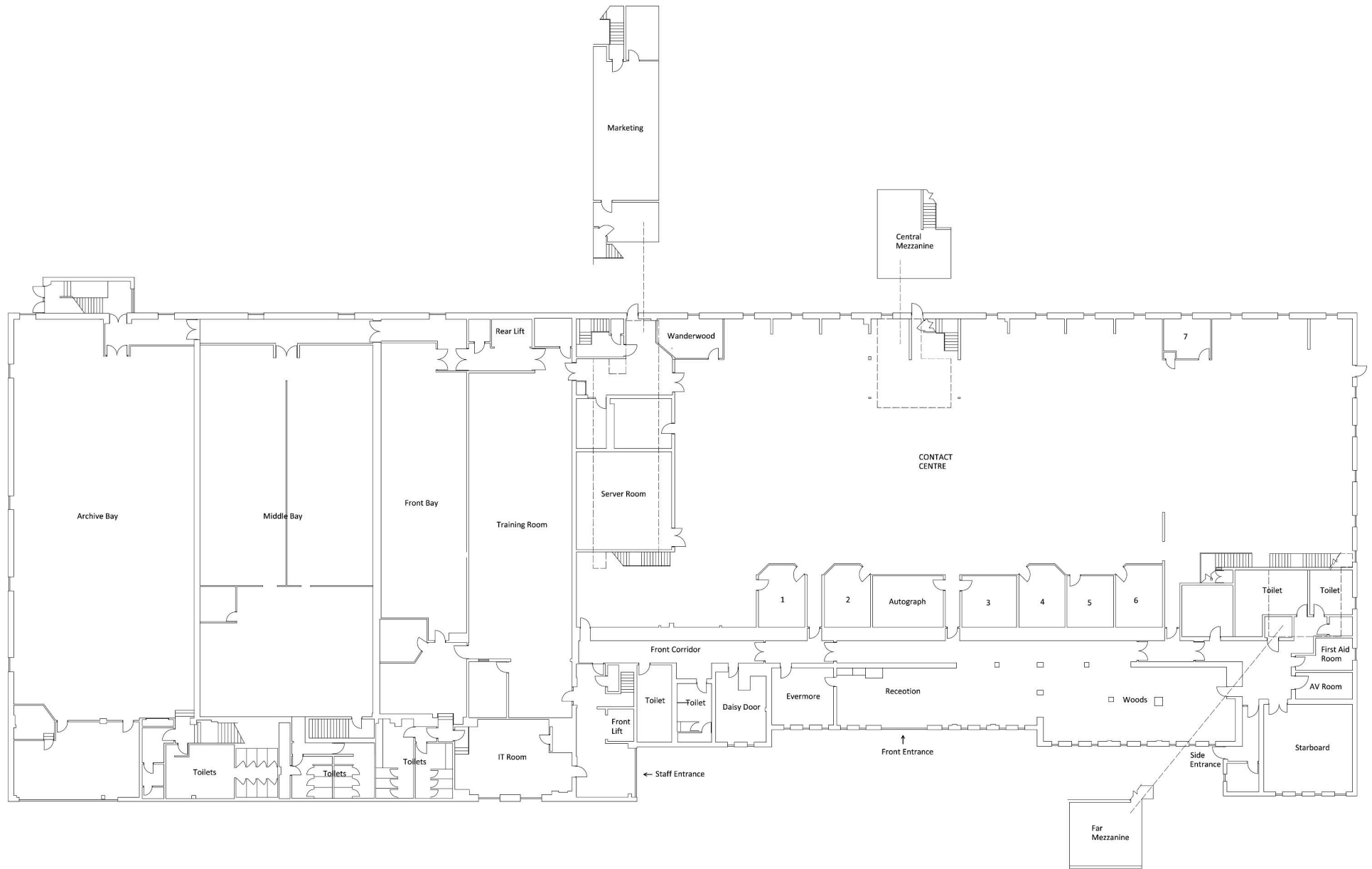
The property is situated within the centre of Lowestoft itself, with 0.5 miles to the west of Lowestoft main retail centre.

The A47 is also within 0.5 miles and provides access to A12 and A146. Lowestoft train station is 0.5 miles south of the property. The surrounding area is predominantly residential with Lowestoft Town FC's, Crown Meadow ground in close proximity.





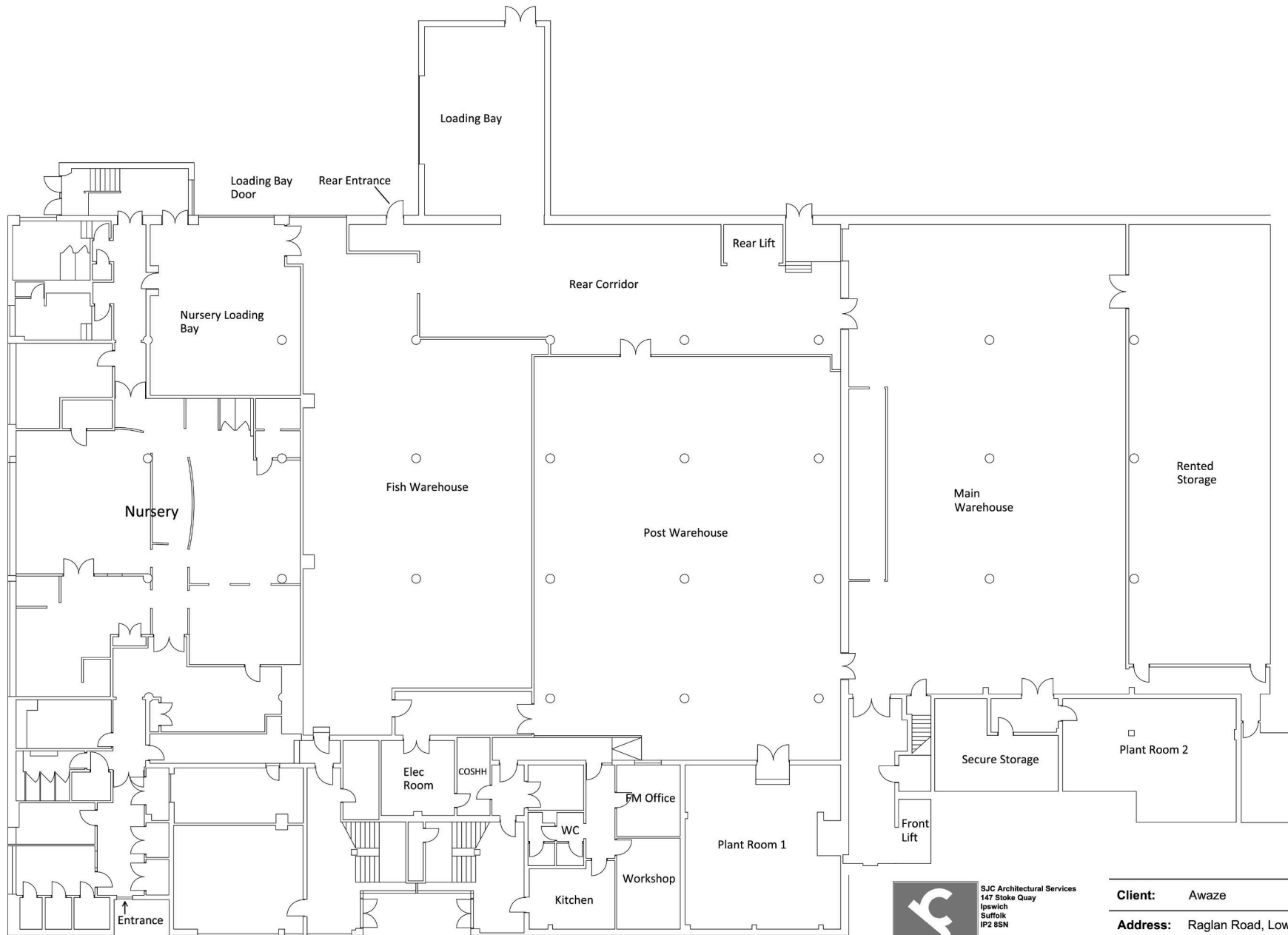
# Plans




**SJC Architectural Services**  
 147 Stoke Quay  
 Ipswich  
 Suffolk  
 IP2 3SN  
 e: [sjear@sjcarchitectural.com](mailto:sjear@sjcarchitectural.com)  
 t: 07368 311340

**Client:** Awaze  
**Address:** Raglan Road, Lowestoft  
**Project No:** SJC2000 **Scale:** 1/100

**Dwg Title:** Upper Ground Floor/ Mezzanine Floors **Dwg No:** S02 **Rev:** A



SJC Architectural Services  
 147 Stoke Quay  
 Ipswich  
 Suffolk  
 IP2 8SN  
 e: stuart@sjcarchitectural.com  
 t: 07368 311340

<b>Client:</b>	Awaze
<b>Address:</b>	Raglan Road, Lowestoft
<b>Project No:</b>	SJC2000
<b>Scale:</b>	1/100

**Dwg Title:** Lower Ground Floor      **Dwg No:** S01      **Rev:** A

# Accommodation

The accommodation comprises the following areas:

Description	Sq ft	Sq m	Availability
Basement - Basement Warehouse	30,072	2,793.78	Available
Ground - Office	41,842	3,887.25	Available
Mezzanine - Mezzanine	2,433	226.03	Available
Total	74,347	6,907.06	





# Gallery



---

## Get in touch with our experts



**Chris Squirrell**  
Surveyor  
07887830124  
[chris.squirrell@bidwells.co.uk](mailto:chris.squirrell@bidwells.co.uk)

---

### Important Notice.

Bidwells LLP act for themselves and for the vendors/landlords of this property, whose agents they are, give notice that: Nothing contained in these particulars or their contents or actions, both verbally or in writing, by Bidwells LLP form any offer or contract, liability or implied obligation to any applicants, viewing parties or prospective purchasers of the property to the fullest extent permitted by law and should not be relied upon as statements or representative of fact. No person in the employment of Bidwells LLP or any joint agents has authority to make or give any representation or warranty whatever in relation to this property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only, may not be to scale and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. All rentals and prices are quoted exclusive of VAT unless otherwise stated. Prospective purchasers and tenants will be asked to produce identification of the intended purchaser/tenant and other documentation in order to support any conditional offers submitted to the vendors. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation. We may hold your name on our database unless you instruct us otherwise. OS licence no. ES 100017734. © Copyright Bidwells LLP 2017. Bidwells LLP is a limited liability partnership registered in England and Wales (registered number OC 344553). Registered office is Bidwell House, Trumpington Road, Cambridge CB2 9LD where a list of members is available for inspection. Your statutory rights are not affected by this notice. Information accurate as of June 2026

**Bidwells. Well informed.**