

# 1-15 BARLEY WAY

**FREEHOLD** | MULTI-LET INDUSTRIAL ESTATE  
**INVESTMENT SALE**



**25,093 SQ FT / 2,331.2 SQ M**

**LOWESTOFT NR33 7NA**



## Description

The property comprises a multi-let industrial estate consisting of seven units, each constructed with a concrete frame, brick masonry elevations, and pitched steel roofs with protective netting.

Each unit provides approximately 3,600 sq ft of space and includes a loading door, contributing to a total floor area of 25,093 sq ft. Most units benefit from ground and first-floor office accommodation, which has been adapted to meet individual occupier requirements. The property offers flexible layouts suitable for a variety of tenants and is supported by dedicated concrete service yards and ample parking provision.

Current tenants include Zayo Infrastructure (UK) Ltd, euNetworks Ltd, Belron UK Ltd t/a Autoglass, Moyse Motors Ltd, Jayar Components Ltd, Ross Auto Engineering Ltd, and Applied Design & Engineering Limited.

## Accommodation

Unit	SQ FT	SQ M
1	3,600	334.4
3	3,638	338.0
5	3,552	330.0
7	3,584	333.0
9	3,600	334.4
11	3,535	328.4
15	3,584	333.0
<b>Total</b>	<b>25,093</b>	<b>2,331.2</b>

Excluding Landlord's measurements, the property has been measured in accordance with the RICS Code of Measuring Practice.

\*Landlord's measurements Gross Internal Area Site area: 1.28 acres



## Location

The property is situated on Barley way Lowestoft NR33 7NA, within the south Lowestoft industrial estate.



The site connects directly to the A146 and A12, providing access south towards Ipswich and London, and west towards Beccles and Norwich.

The Port of Lowestoft is approximately 2 miles to the north.



The closest railway station is Oulton Broad South, located about 2.65 km away.



Destination	Distance	Drive Time
Lowestoft Town Centre	2 miles (3.2 km)	8 mins
Oulton Broad South Railway Station	1.6 miles (2.65 km)	6 mins
Great Yarmouth	12 miles (19 km)	25 mins
Norwich	28 miles (45 km)	45 mins
Ipswich	48 miles (77 km)	70 mins
Port of Lowestoft	2 miles (3.2 km)	7 mins
London	120 miles (193 km)	2 hrs 30 mins



## Tenancy Schedule

Unit	Tenant	Lease Terms	Next Rent Review	Expiry	Area Sq Ft	Rent Per Sq Ft	Rent Per Annum	Service Charge	Comments
1	Zayo Infrastructure (UK) Ltd	20 yrs from 25/03/2024	25/03/2028	24/03/2044	3,600	£7.25	£26,100.00	£500.00	Deposit £4,444. 4 yearly RPI rent reviews
3	Applied Design & Engineering Limited	10 yrs from 22/10/2025	22/10/2030	21/10/2035	3,638	£7.17	£26,100.00	£500.00	Deposit £5,377.20
5	Belron UK Ltd. T/A Autoglass	10 yrs from 04/12/2023	01/12/2028	03/12/2033	3,552	£6.69	£23,750.00	£750.00	R PI rent review. No deposit
7	Jayar Components Ltd	5 yrs from 17/09/2022	-	16/09/2027	3,584	£6.13	£21,960.00	£500.00	
9	euNetworks Ltd	25 yrs from 03/11/2022	03/11/2030	02/11/2045	3,600	£10.01	£36,036.00	£850.00	5 yearly reviews based on RPI
11	Ross Auto Eng	8 yrs from 17/08/2018	-	16/08/2026	3,535	£7.38	£26,100.00	£650.00	Deposit £4,998
15	Moyse Motors Ltd	10 yrs from 31/03/2018	-	30/03/2028	3,584	£5.86	£21,000.00	£500.00	Stepped rent £22.5k from 03/27 Deposit £4,998
<b>TOTAL</b>					<b>25,093</b>		<b>£181,046.00</b>		



## Site area

1.28 Acres.

## Tenure

Freehold.

## EPCs

Available upon request.

## AML

In line with Anti-Money Laundering (AML) regulations, purchasers, and any beneficial owners will be required to provide two forms of identification, along with supporting evidence verifying the source of funds being used to complete the transaction.

## VAT

The property is elected for VAT, which is expected to be payable in this instance. However, it is anticipated that the sale will be treated as an ongoing transfer of a going concern, provided all parties comply with HMRC regulations.

## Pricing

We are seeking **offers in excess of £2.4m** which reflects a net **initial yield of 7.1%** after deducting standard purchaser's costs.

## Contact

If you would like further information or to arrange a viewing, please call:

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