

ROCHE

Retail



CGI - INDICATIVE ONLY

New Cultural Quarter for
Lowestoft. Restaurant and Leisure
Opportunity

TO LET

LOWESTOFT

BATTERY GREEN

CULTURAL QUARTER, NR32 1HH

Location

The development is located within the heart of Lowestoft town centre immediately adjacent the A47 that is the principal arterial route through Lowestoft connecting to Great Yarmouth and Ipswich (A12) and Sizewell C that is creating substantial inward investment to the whole area.

The site connects directly to London Road North which is Lowestoft's prime shopping street with occupiers including Marks & Spencer, B&M, Sports Direct, Starbucks, Waterstones, WH Smith and the Britten Shopping Centre.

Opposite the site is the PowerPark regeneration project which is the heartbeat for the region's offshore renewables, engineering, and maritime industries.

Opportunity

This opportunity forms part of the town's growing Cultural Quarter. This refurbished building offers a unique opportunity for restaurant and leisure operators to become part of an ambitious regeneration programme at the heart of the community.

The development will form a natural connection with the busy prime retail high street and lies immediately adjacent to the Marina Theatre, currently undergoing a £3 million refurbishment, the site benefits from high footfall and a thriving cultural scene. The Marina Theatre welcomes over 80,000 visitors annually providing a strong audience base for surrounding businesses.

The wider Cultural Quarter development is under construction and has been designed to include new community and cultural uses encouraging day-to-evening use.

The new restaurant and leisure space is already constructed and can be sub-divided to suit individual occupier's requirements.

Gross floor areas are as follows:

	sq ft	sq m
Ground Floor	5,597	520
First Floor	13,552	1,259

Units from 1,500 sq ft (140 sq m) will be considered.

Rent

Upon application and dependent upon size and specification.

EPC

The units will be assessed once created.

Rateable Values

To be assessed.



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Contact

For further information, or to arrange an inspection, please contact:

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