

On behalf of



SUNWAY HOUSE, RAGLAN ROAD, LOWESTOFT, NR32 2LW

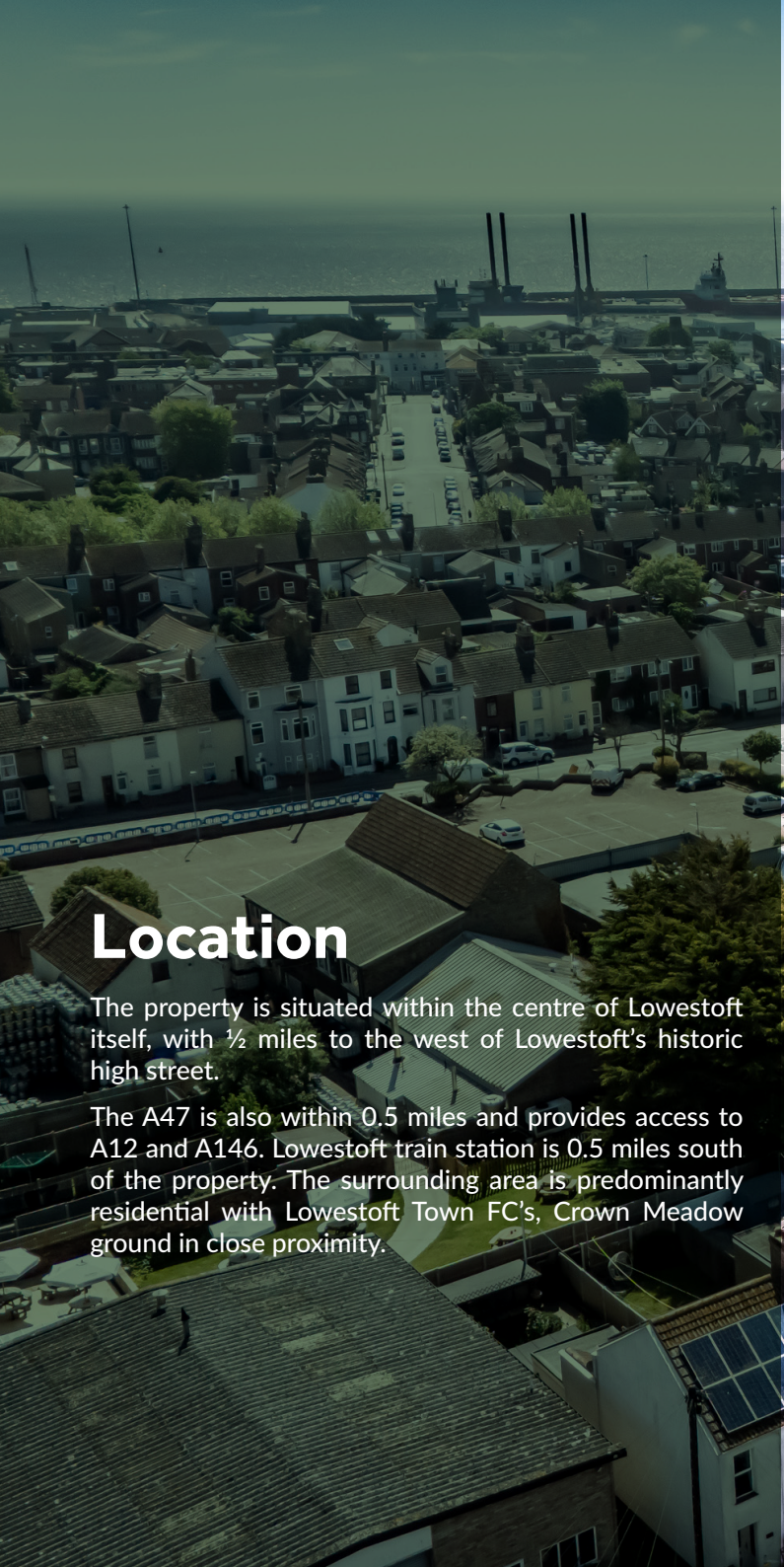


FOR SALE WAREHOUSE & OFFICE PREMISES

74,347 SQ FT (6,907.06 SQ M)

- RARELY AVAILABLE FREEHOLD OPPORTUNITY
- WAREHOUSE OF 30,072 SQ FT
- OFFICES AND STORAGE AREAS OF 41,842 SQ FT
- 98 PARKING SPACES
- REDEVELOPMENT OPPORTUNITY (STPP)

/// what3words ///beans.risky.small



Location

The property is situated within the centre of Lowestoft itself, with $\frac{1}{2}$ miles to the west of Lowestoft's historic high street.

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.



Description

Originally built by RG Carter in 1960, for Bally Shoes. It was 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 end of the lower warehouse was converted to a children’s nursery, although it has not been in use as such since April 2018. The warehouse has a goods access to the rear (west) with a single loading door

The front of the build faces east and has personnel/visitor access. This floor benefits from excellent natural light owing to the serrated roofline. The southern end of this floor is divided into a number of large bays used for archiving and storage. The northern half has larger open plan offices and 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 open plan offices.

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.

A DIGITAL WALKTHROUGH AND FLOOR PLANS ARE AVAILABLE VIA THE MATTERPORT LINK

Accomodation

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

Terms

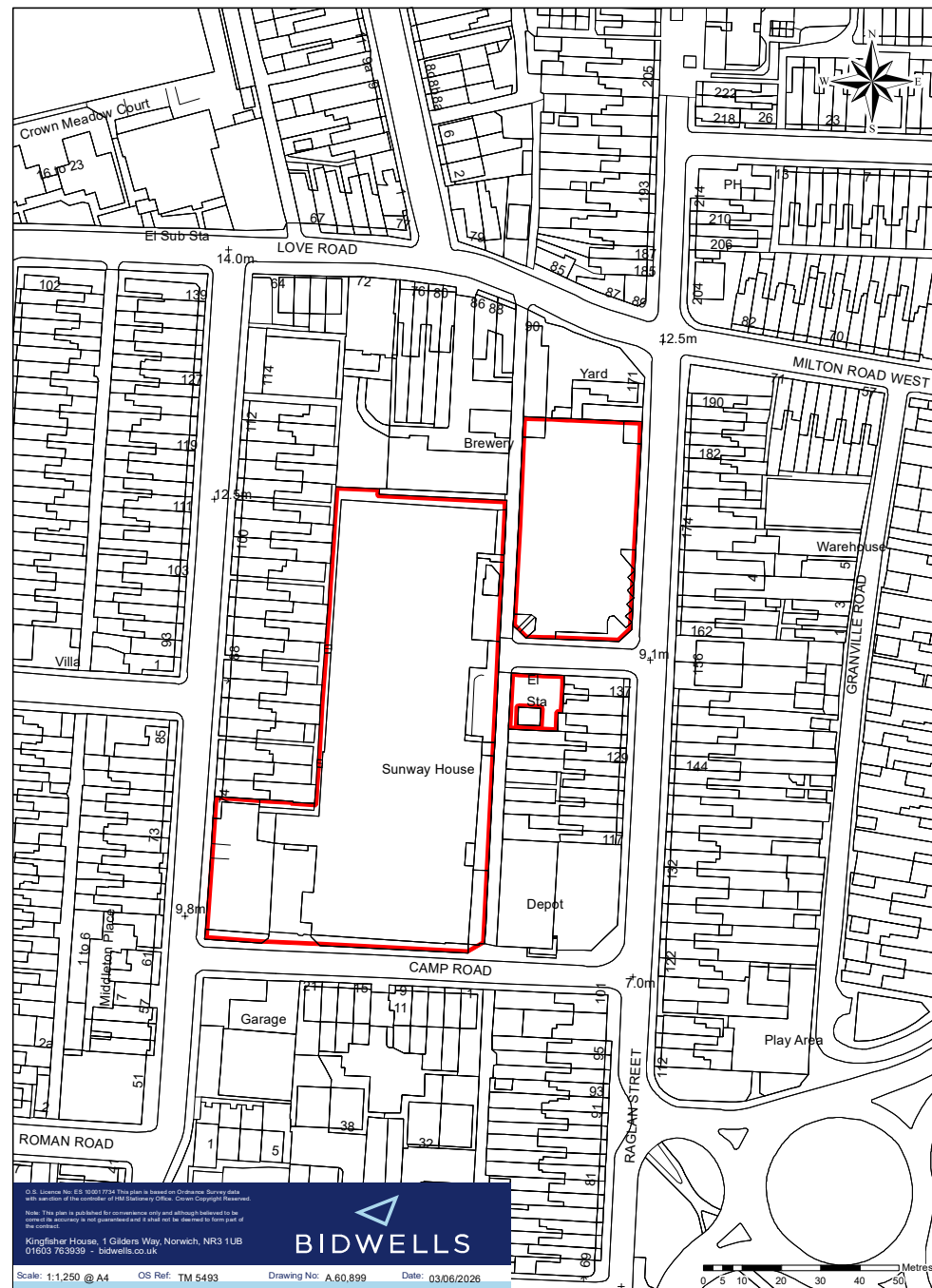
The property is available freehold with vacant possession.

Price on application.



Site Plans

Sunway House,
Raglan Road,
Lowestoft,
NR32 2LW





Planning

The property has been in use as offices and warehouses since the vendor's purchase of the unit in 1999. Parts of the property have had other uses, such as the southern end of the lower warehouse, which was used as a children's nursery until April 2018.

Business Rates

There are a number of separate rating assessments for the building, which total an RV of £198,200.

VAT

The property is not elected for VAT.

EPC

The property has an energy performance asset rating of 79 which falls within band D.

Enquiries

Please contact the sole agent:



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